



Lon Yr Helyg

Coity, Bridgend, CF35 6DD

£280,000





## Lon Yr Helyg

Coity, Bridgend, CF35 6DD

Nestled in the charming area of Lon Yr Helyg, Coity, Bridgend, this stunning three-bedroom detached house is a true gem within a modern housing development. The property boasts a well-designed layout, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional. Each of the three bedrooms is generously sized, providing ample space for relaxation. The property also includes fitted bathroom, en-suite and downstairs cloakroom w.c.

Outside, the generous garden offers a delightful space for outdoor activities and relaxation, complemented by a feature outbuilding that can serve various purposes, from a home office to a creative studio. The property provides parking for up to three vehicles, adding to the convenience of this well-presented home.

Within walking distance to the primary school Ysgol Gynradd and situated close to the M4 corridor, residents will enjoy easy access to major transport links, making commuting a breeze. Additionally, the nearby McArthur Glen Designer Outlet and a variety of local amenities ensure that all your shopping and leisure needs are met.

This beautiful home is a must-view for anyone seeking a spacious and modern living environment in a desirable location. With its blend of comfort, style, and practicality, it is an ideal choice for families and professionals alike. Don't miss the opportunity to make this exceptional property your new home.









## Floor Plan



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Dunraven Place, Bridgend, CF31 1JF  
Tel: 01656659262 Email: [bridgend@mchattons.co.uk](mailto:bridgend@mchattons.co.uk) [www.mchattons.co.uk](http://www.mchattons.co.uk)

## Area Map



## Energy Efficiency Graph

