



15 Clos Y Fferm
Coity | Bridgend | CF35 6DX

STEP INSIDE

15 Clos Y Fferm

A beautifully proportioned three-storey detached family home, offering over 1,550 sq ft of versatile accommodation, a private rear garden, driveway parking and garage, set within the sought-after village of Coity, ideally positioned for schools, commuter links and the amenities of Bridgend town centre.

Step inside:

This delightful home welcomes you through a bright and inviting entrance hallway, where a central staircase leads gracefully to the upper floors.

To the left, a spacious living room offers a warm and comfortable setting, enhanced by twin windows that flood the space with natural light. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living — perfect for relaxing or entertaining during the warmer months.

To the right, the kitchen and dining area form the sociable heart of the home — ideal for everyday family life. The kitchen features generous worktop space, a breakfast bar and a range of integrated appliances. A separate utility room with a second sink and space for a washer and dryer, together with a ground-floor WC, complete this level.

The first floor accommodates two generously sized double bedrooms, each with an ensuite shower room and built-in wardrobes providing ample storage.

On the second floor, two further double bedrooms benefit from charming vaulted ceilings and dormer windows, making them ideal for children, teenagers, guest accommodation or use as a home office. A stylish family bathroom serves this floor.

Across all levels, this home offers a versatile and adaptable layout, designed to meet the evolving needs of modern family living.









STEP OUTSIDE

15 Clos Y Fferm

The rear garden is fully enclosed and enjoys a good degree of privacy. Laid predominantly to lawn with a raised decked seating area, it offers a blank canvas for landscaping and entertaining. A gateway leads directly to the driveway and single garage, providing convenient access from the parking area. The property also features an EV charging point.

Location

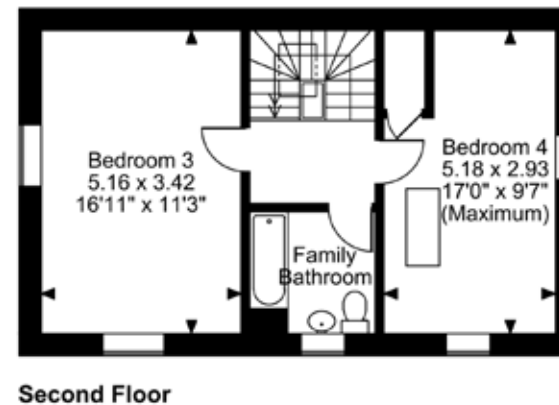
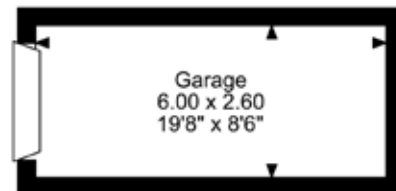
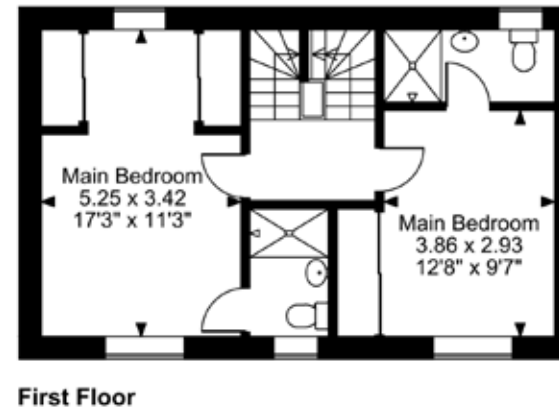
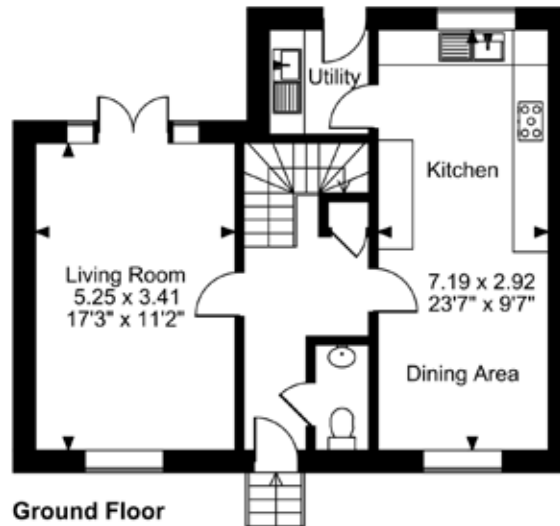
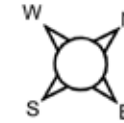
Clos Y Fferm is located in the popular and family-friendly village of Coity, less than 5 minutes from Bridgend town centre. The property benefits from excellent road connections, with the M4 (J36) close by, providing convenient links to Cardiff, Swansea and beyond.

Local amenities include shops, parks, the Coity Castle heritage site and proximity to reputable primary and secondary schools. McArthurGlen Designer Outlet, supermarkets, train station connections and leisure facilities are only a short drive away — making this a highly practical and well-connected place to call home.

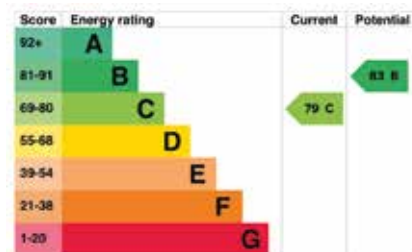
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Clos Y Fferm, Coity, Bridgend
Approximate Gross Internal Area
Main House = 1551 Sq Ft/144 Sq M
Garage = 168 Sq Ft/16 Sq M
Total = 1719 Sq Ft/160 Sq M



Tenure: Freehold
 Council Tax Band: F



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Fine & Country
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ
Tel: +44 (0)2921 690690 | cardiff@fineandcountry.com

