



The Old Chapel,  
Bridgend, CF32 0EB

Watts  
& Morgan







# The Old Chapel,

Coytrahen, Bridgend CF32 0EB

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**£399,950 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

This beautifully converted four-bedroom former chapel combines timeless character with the comforts of modern living. Nestled in the charming village of Coytrahen, the property enjoys a convenient location just a short distance from Bridgend town centre and Junction 36 of the M4, making it ideal for both local amenities and commuting.

Accommodation comprises; Ground Floor: Welcoming entrance hallway, downstairs cloakroom, utility room, dining room, spacious living room, stylish kitchen/diner, and a light-filled garden room.

First Floor: Four bedrooms including a principal suite with en-suite, complemented by a contemporary family bathroom.

Externally, the property benefits from a large private driveway with parking for multiple vehicles, together with a fully enclosed rear garden.

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## Directions

\* Bridgend - 4.4 Miles \* Cardiff - 25.2 Miles \* J36 of the M4 - 3.1 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered via a modern PVC front door into a welcoming entrance hallway, finished with tiled flooring that flows seamlessly into the downstairs cloakroom. The cloakroom is fitted with a contemporary two-piece suite comprising a wash hand basin and WC. From the hallway, access leads into the utility room, thoughtfully designed with coordinating wall and base units providing ample storage, along with space and plumbing for a washing machine and tumble dryer. The utility enjoys tiled flooring throughout, a rear-facing window, and a PVC door opening directly to the garden. The dining room is a generously sized reception space, featuring laminate flooring, a side aspect window, and a carpeted staircase rising to the first floor. The main living room is a spacious and inviting reception area, complete with carpeted flooring, a feature electric fireplace with stone hearth surround, and dual aspect windows to the front and side, creating a bright and welcoming atmosphere. To the rear, the open-plan kitchen/dining area is beautifully appointed, with tiled flooring leading into the garden room. The kitchen has been fitted with a stylish range of coordinating wall and base units, complemented by quartz work surfaces and a central Rangemaster oven. Integrated appliances include a dishwasher and fridge freezer. The garden room is a superb addition, continuing the tiled flooring and surrounded by windows that flood the space with natural light. PVC doors provide direct access to the rear garden.

The first-floor landing is beautifully appointed, featuring carpeted flooring, Velux windows, soaring ceilings, and striking exposed wooden beams — a characterful detail that continues throughout this level. The principal bedroom is generously proportioned, finished with wooden flooring, twin front-facing windows, Velux skylights, and exposed beams. This suite benefits from a private en-suite, stylishly fitted with a modern three-piece suite comprising a walk-in shower, wash hand basin, and WC. The en-suite also enjoys wooden flooring, a Velux window, and the luxury of a walk-in wardrobe. The main family bathroom is fitted with a contemporary four-piece suite including a walk-in shower enclosure, freestanding bath, WC, and vanity wash hand basin. Finished with Amtico flooring and a Velux window. Bedroom Two is a spacious double with wooden flooring, rear aspect window, exposed beams, and the advantage of a large walk-in wardrobe. Bedroom Three enjoys high ceilings with exposed beams, wooden flooring, and a rear-facing window. Bedroom Four, which can also serve as a study, continues the theme of wooden flooring and exposed beams, complemented by a Velux window.

### GARDENS AND GROUNDS

Externally, The Old Chapel is approached via Oak Terrace and enjoys a private driveway providing ample off-road parking for multiple vehicles. To the rear, the property boasts a superb enclosed garden, thoughtfully arranged with a combination of lawn, patio, and gravelled area. The addition of outdoor lighting enhances the space, creating a welcoming atmosphere for evening enjoyment.

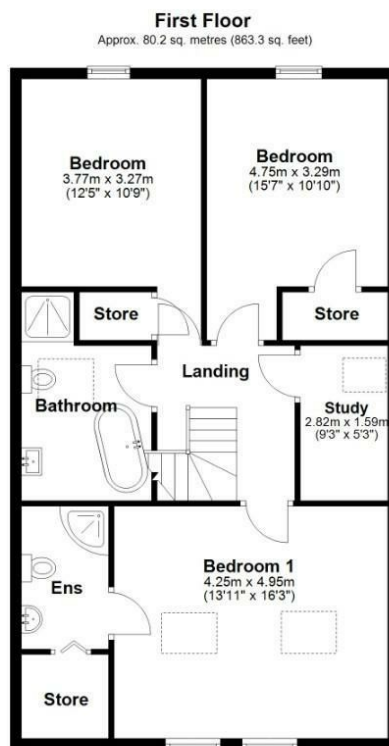
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax band is F.

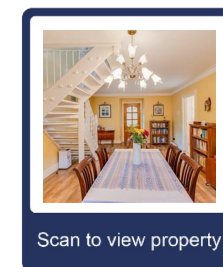




Total area: approx. 191.8 sq. metres (2064.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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