



2021  
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**Bryn Rhosyn Heol Yr Ysgol, Coity, Bridgend, Bridgend County. CF35 6BL**



**PETER MORGAN**

**£650,000**



### **Main Features**

- 4-5 DOUBLE BEDROOM DETACHED HOME ON A CIRCA 1/4 ACRE PLOT
- COUNTRYSIDE VIEWS TO THE REAR
- 4-5 RECEPTION ROOMS, 2 STAIRCASES, FIRST FLOOR LIVING ROOM WITH BALCONY, LOG CABIN, VIEWS OF CHURCH AND LOTS OF POTENTIAL
- PRIME LOCATION WITHIN THE HISTORIC VILLAGE OF 'OLD COITY'.
- FRONT AND REAR GARDENS, FARM GATED ENTRANCE, DRIVEWAY AND INTEGRAL GARAGE
- WITHIN 2 MILES OF THE M4 AT JUNCTION 36 SARN
- APPROXIMATELY 1.5 MILES FROM BRIDGEND TRAIN STATION
- COITY PRIMARY SCHOOL LOCATED WITHIN APPROXIMATELY 1/2 MILE AND LITCHARD PRIMARY SCHOOL WITHIN APPROXIMATELY 1 MILE
- COITY CASTLE, AN OLD NORMAN CASTLE, IS A PROMINENT LOCAL ATTRACTION
- COUNCIL TAX BAND:G EPC: C

### **General Information**

'BRYN RHOSYN' IS A 4-5 DOUBLE BEDROOM DETACHED HOME ON A CIRCA 1/4 ACRE PLOT WITH COUNTRYSIDE VIEWS TO TO THE REAR, 4-5 RECEPTION ROOMS, 2 STAIRCASES, FIRST FLOOR LIVING ROOM WITH BALCONY, LOG CABIN, VIEWS OF CHURCH, LOTS OF POTENTIAL AND MORE!

Situated in a prime location within the historic Village of 'old Coity'. A charming village located in Bridgend County, known for its rich history and community spirit. It lies approx 1.5 miles northeast of Bridgend town centre, making it easily accessible for those looking to enjoy the amenities of a larger town while residing in a quieter setting.

#### **Transport Links:**

Bridgend Train Station is within approx 1.5 miles offering regular services to Cardiff, Swansea, London Paddington and other destinations. Coity is well-connected by road, with the M4 motorway within 2 miles at Junction 36 Sarn.

#### **Local Attractions:**

Coity Castle, a historic Norman castle, is a prominent local attraction. The ruins are a great spot for history enthusiasts and offer scenic views of the surrounding area.

Six Bells Public House is the village pub. Coed y Mwstwr Hotel & Golf Club are within 3 miles.

The heritage coastline and nearest beach are within 9 miles at Ogmore by Sea.

#### **Schools:**

Coity has access to several educational institutions, including Coity Primary School, which is located within approximately 1/2-mile and Litchard Primary School within approximately 1 mile.

For secondary education, Bryntirion, Brynteg and Archbishop McGrath Comprehensive schools are some providing further education options for older students.

#### **Local Amenities:**

While Coity is relatively small, it has grown in local years with new homes and new schools. The village boasts local amenities such as a convenience store & pub, which foster a sense of community. Additional shops, restaurants, and services can be found in Bridgend town centre and at The McArthurGlen designer outlet and the Pines.

Overall, Coity combines historical charm with convenient access to transport links, local attractions, schools, and essential amenities, making it an attractive place to live for many families.

'Bryn Rhosyn' has accommodation comprising:

Ground floor - main hallway, lounge, dining room, study, family room with second staircase to first floor kitchen, cloakroom and utility room.

First floor - landing, 4 double bedrooms, bathroom, ensuite bathroom, en suite shower room and lounge with balcony / bedroom 5 with its own staircase to ground floor family room.

The property is heated by Combi gas central heating and has part double glazing.

Externally the property stands in approximately 1/4 acre with gardens to front and rear, farm gated entrance driveway, integral garage and log cabin.

## **GROUND FLOOR**

### **Main Hallway**

UPVC double glazed front door with full length matching side panels. Carpeted and spindle staircase with handrail to first floor. Fitted carpet. Wall mounted burglar alarm control unit. Radiator. Telephone and Internet connection points. Plastered walls. Textured and coved ceiling. Glass panel doors to living rooms . Double doors to cloak cupboard. Wall mounted 'Hive' central heating thermostat.

### **Cloakroom**

Close coupled WC with push button flush. Hand wash basin with mono block tap set in vanity unit. Fitted carpet. Plastered walls. Textured ceiling. Extractor fan.

### **Dining Room / Sitting Room**

Georgian style bow window to front overlooking front lawn. Brick feature recessed fireplace with wooden mantle. Radiator. Fitted carpet. Plastered walls. Textured and coved ceiling.

### **Lounge**

Full length white coated aluminium windows and sliding door providing access to rear garden. Stone feature recessed fireplace and chimney breast with alcoves. Radiator. Fitted carpet. TV connection point. Plastered walls and ceiling. Coving.

### **Study**

Georgian style window to front. Radiator. Fitted carpet. Plastered walls. Papered and coved ceiling.

### **Kitchen/Breakfast Room**

UPVC double glazed window and door to rear garden. Traditional fitted kitchen finished with oak doors. Integral oven grill and four ring gas hob. Extractor hood. Fridge and freezer. One and a half bowl composite sink unit with mixer tap. Tiled splashback. Tiled floor. Radiator. Wooden beam ceiling with inset spotlights.

### **Inner Hallway**

Double doors to storage cupboards, one being plumbed for dishwasher. Tiled and carpeted floors. Plastered walls. Textured and coved ceilings. Radiator. Fire door to integral garage.

### **Utility Room**

Fitted base unit. Stainless steel sink unit with worktop. Plumbed for washing machine. Space for tumble dryer. Wall mounted Combi gas central heating boiler. Extractor fan. Plastered walls and ceiling. Coving. Radiator. Cushioned flooring.

## Family Room

Double aspect room. uPVC double glazed patio doors to rear. uPVC double window and door to side both leading to rear garden. Quarter turn carpeted and spindled second staircase to 1st floor. Under stairs store cupboard. Radiator. Fitted carpet. TV connection. Telephone point. Two radiators. Wall and ceiling lights. Plastered walls and ceiling. Coving.

## FIRST FLOOR

The first floor separates into two wings via 2 separate staircases as follows;

### West Wing

#### Landing

Double doors to airing cupboard housing burglar alarm control unit, radiator and slatted shelves. Fitted carpet. Plastered and textured ceiling. Attic entrance with loft ladder.

#### Family Bathroom

uPVC double glazed window overlooking rear garden and countryside. Three-piece suite in white comprising close coupled WC with push button flush, sunken bath with mixer tap and pedestal hand wash basin with mixer tap. Tiled splashback. Radiator. Fitted carpet.

#### Bedroom 3

uPVC double glazed window to front. Radiator. Fitted carpet. Plastered walls. Textured ceiling.

#### Bedroom 4

uPVC double glazed window to rear overlooking garden and countryside. Fitted carpet. Plastered walls. Textured ceiling. Radiator.

## Bedroom 2

UPVC double glazed window to front. Radiator. Fitted carpet. Plastered walls. Textured ceiling.

## En-suite shower room

uPVC double window to front. Three-piece coloured suite comprising close coupled WC and wash basin set in vanity unit. Tiled splashback. Tiled shower cubicle with electric shower. Built in storage cupboard. Fitted carpet.

### East Wing

#### Landing

Fitted carpet. Plastered walls. Textured ceiling. White colonial style panel door to bathroom. Open door doorway to

#### Main Bedroom

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Coving. Loft access. Wall mounted hive central heating thermostat. 2 radiators. Doors to attic eaves. White colonial style panel door to first floor living room/ optional bedroom.

#### Ensuite Family Bathroom

uPVC double glazed window to rear overlooking rear garden and countryside. Fitted four piece suite in white comprising close coupled WC with push button flush and closed cistern. Hand wash basin with mono block taps set in vanity unit. Panelled bath with mixer tap. Double shower cubicle with rainstorm mixer shower, hair wash spray and glass screen. PVC clad splashback. Plastered walls and ceiling. Inset ceiling spotlights. 6' chrome heated towel rail.



## First Floor Living Room/Bedroom 5

Double aspect room with UPVC double glazed window to rear and UPVC double glazed patio doors leading to balcony overlooking rear garden, church and countryside.

Fitted carpet. Plastered walls and ceiling. Radiator. Door to Attic eaves. TV connection point. Quarter staircase leading to ground floor family room.

## EXTERIOR

The property stands on a circa 1/4 of an acre plot with family size front and rear gardens backing on to countryside with views of Church.

## Front Garden

Farm gated entrance with stone pillars leading to security floodlit driveway with parking for 4/5 cars. Laid to lawn. Mature hedging. Planting beds. Concrete pathways.

Left side pathway and gate leading to rear garden. Right side access to rear garden. External gas and electric meter boxes.

## Integral Garage

Electronic remote control roller vehicle door to front. Fire door to internal hallway. Wall mounted Combi gas central heating boiler. Electric strip lighting. PowerPoint

## Rear Garden

Backing on to countryside and accessible from main dwelling from lounge, family room and kitchen.

Laid to lawn. Partly undercover paved patio. Wooden deck to hot tub area. Planting borders. Aluminium frame greenhouse. Wooden garden shed. Mature hedge.

## Log Cabin

Wooden structure with window and door to garden. Two windows to side. Fitted with drinks bar. Electric light. PowerPoint. Consumer unit storeroom. Ladder style stairs to mezzanine level.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains gas, mains water, mains drainage

## Current council tax banding

G

## Current heating type

Combi

## Tenure

Freehold











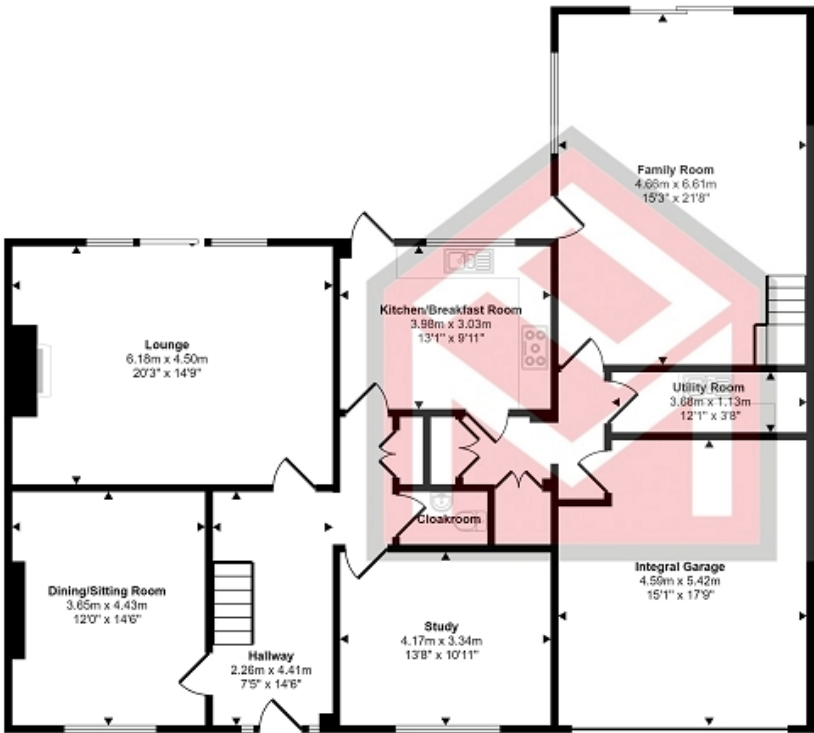






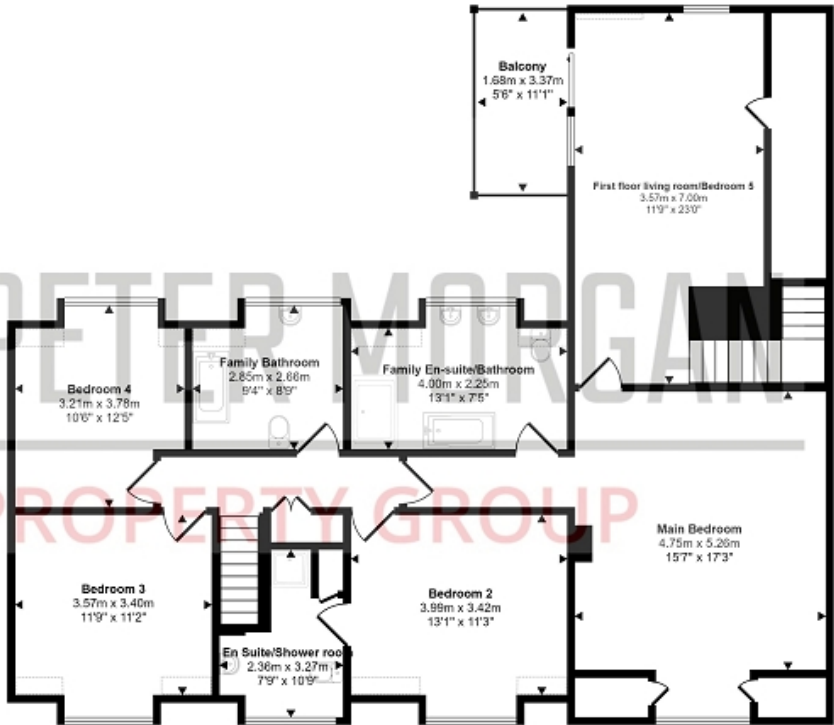


Approx Gross Internal Area  
316 sq m / 3400 sq ft

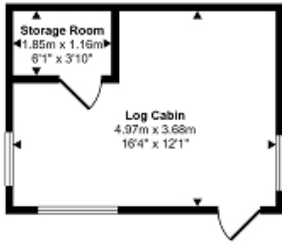


Ground Floor  
Approx 158 sq m / 1697 sq ft

Denotes head height below 1.5m



First Floor  
Approx 140 sq m / 1508 sq ft




Outbuilding  
Approx 18 sq m / 196 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bryn Rhosyn Heol Yr Ysgol, Coity, Bridgend, Bridgend County. CF35 6BL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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