



Lon Yr Helyg

£385,000

- 4 bedroom detached property
- Garage and Driveway with electric charging point
- South Facing Rear Garden with Hot tub
- Council tax band E
- Close to the M4 motorway and Bridgend Hospital
- EPC Rating: C



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About the property

Nestled in the sought-after village of Coity, Bridgend, this impressive four-bedroom detached home offers a blend of modern living and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious dual-aspect lounge, perfect for family gatherings or relaxing evenings. The ground floor also boasts an additional reception room, ideal as a home office or snug, and a contemporary kitchen-diner with ample space for entertaining. A convenient downstairs cloakroom completes the ground floor.

The first floor features four generously-sized bedrooms, including a master suite with a private en-suite shower room. The remaining bedrooms share access to a well-appointed family bathroom, ensuring comfort for all.

Externally, the property benefits from a garage and a large driveway that accommodates tandem parking and offers electric car charging. The south facing garden to the rear with the spacious deck area and Hot tub included makes this home is perfect for those seeking a spacious family residence.



Accommodation

Entrance Hall

Living Room

19' 2" x 11' 2" (5.84m x 3.40m)

Lounge

10' 10" x 9' 2" (3.30m x 2.79m)

Kitchen/Diner

15' 9" x 11' (4.80m x 3.35m)

Cloakroom

First Floor

Landing

Bedroom 1

15' 4" x 11' 4" (4.67m x 3.45m)

Ensuite

Bedroom 2

11' 5" x 9' 10" (3.48m x 3.00m)

Bedroom 3

10' 11" x 9' (3.33m x 2.74m)

Bedroom 4

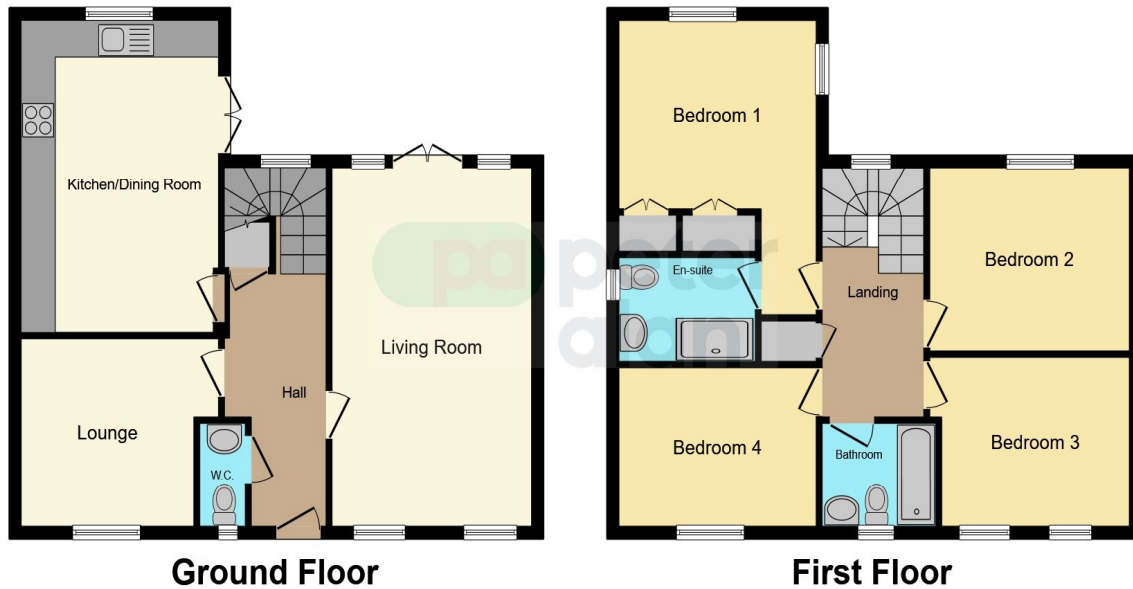
11' 4" x 8' 6" (3.45m x 2.59m)

Bathroom

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Floorplan



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