



KEY

EXECUTIVE

SALES

Guide Price £395,000 , Cae Rhedyn, Coity, Bridgend CF35 6AQ



- No Chain
- Vacant Possession
- Double Garage with Private Driveway
- 3 Reception Rooms
- Large Bedrooms
- Close Proximity to Bridgend Town Centre and J36 of the M4



Ground Floor

As you enter through the uPVC front door, you're welcomed by a hallway with Karndean flooring and a central staircase leading to the first floor. An opening leads to the dining area with recessed spot lighting, porcelain tiled floors, and two sets of front-facing windows. At the front of the property, there's a third reception room with two sets of windows overlooking the front and spot lighting, offering versatility as a home office or playroom. The downstairs WC/cloakroom features a 2-piece suite with a dual flush WC and wash hand basin. Moving to the rear, you'll find the kitchen/breakfast room with porcelain tiled flooring, bespoke built-in storage along one wall, spot lighting, and French doors opening to the garden. The kitchen is equipped with high gloss wall and base units, complementary work surfaces, an island, and integral appliances including a new oven, grill, 4 ring gas hob with extractor hood, and a dual-bowl stainless steel sink. The utility room offers more storage, a stainless-steel sink, space for additional appliances, and houses the gas boiler. A partially glazed door leads to the rear garden. The main living room features porcelain tiled flooring, patio doors opening to the rear, and spot lighting.

room with a 3-piece suite, including a double walk-in shower enclosure, WC, and wash hand basin. Three additional well-sized bedrooms are found on the first floor. The bathroom is fitted with a 4-piece suite, including a separate shower enclosure, a panelled bath, a pedestal wash hand basin, and a dual flush WC. The bathroom features Porcelanosa tiled walls and a side-facing window.

Gardens and Grounds

The property is situated on a desirable plot facing greenery at the front. The rear of the property, accessible through private gates, offers a driveway with ample off-road parking and a double garage. There is side access to the well-maintained rear garden, which includes a patio area and a lawn enclosed by timber fencing.

Hallway

6'8" x 10'2" (2.05 x 3.11)

Dining Room

10'1" x 9'10" (3.09 x 3.00)

Study

6'2" x 9'10" (1.88 x 3.01)

Lounge

13'4" x 13'8" (4.07 x 4.17)

Kitchen/Breakfast Room

13'4" x 13'4" (4.07 x 4.07)

Master Bedroom

13'4" x 10'9" (4.07 x 3.29)

Bedroom Two

9'0" x 9'8" (2.76 x 2.96)

Bedroom Three

9'3" x 10'2" (2.83 x 3.10)

Bedroom Four

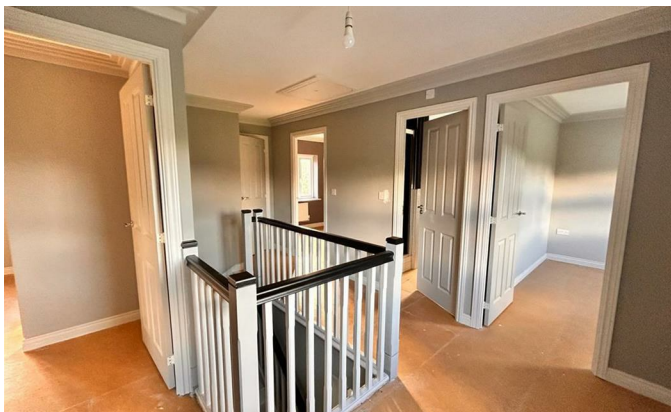
7'4" x 10'2" (2.26 x 3.10)

Bathroom

5'6" x 10'2" (1.70 x 3.10)

First Floor

The galleried landing on the first floor provides built-in storage and front-facing windows. The primary bedroom is generously sized, with rear-facing windows, an alcove for fitted wardrobes, and an en-suite shower



**, Cae Rhedyn, Coity, Bridgend, CF35
6AQ**

Introducing a unique opportunity to acquire a double-fronted executive-style property in the within the highly sought-after Parc Derwen development in Coity, Bridgend. This four bedroom detached residence is offered with no onward chain and boasts a double garage at the rear, along with tastefully modern finishes throughout the house. Situated within walking distance of local shops, amenities and Coity village, this property offers convenience for residents.

The property was bought by the current owner off plan and due to a family situation has sat vacant ever since. Used only for storage for the owner business in the interim. The property is as it was brand new. With little to no wear and tear throughout.

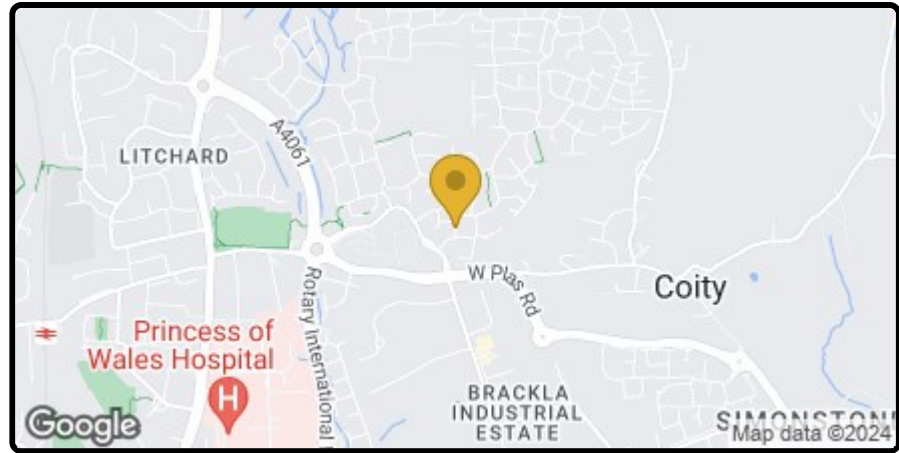
The accommodation includes: an large entrance hall, a spacious lounge, a dining room, a study, a WC/cloakroom, a well-appointed kitchen/breakfast room with island and a utility room. On the first floor, there's a galleried landing, a primary bedroom with an en-suite shower room, three additional generously sized double bedrooms and a 4 piece family bathroom. Externally, the property features a driveway to the side , a double garage to the rear, and an enclosed rear sunny elevated garden.

Whilst Coity itself is a small village within the Bridgend county with a post office, church and family run pub and is home to one of the most infamous castles in Welsh history. Major road networks including the A48 and M4 corridor are close at hand and there is just a short drive to both Bridgend and the market town of Cowbridge and all they have to offer including shops, restaurants and public transport links.

Offered with no onward chain

Key Executive Sales

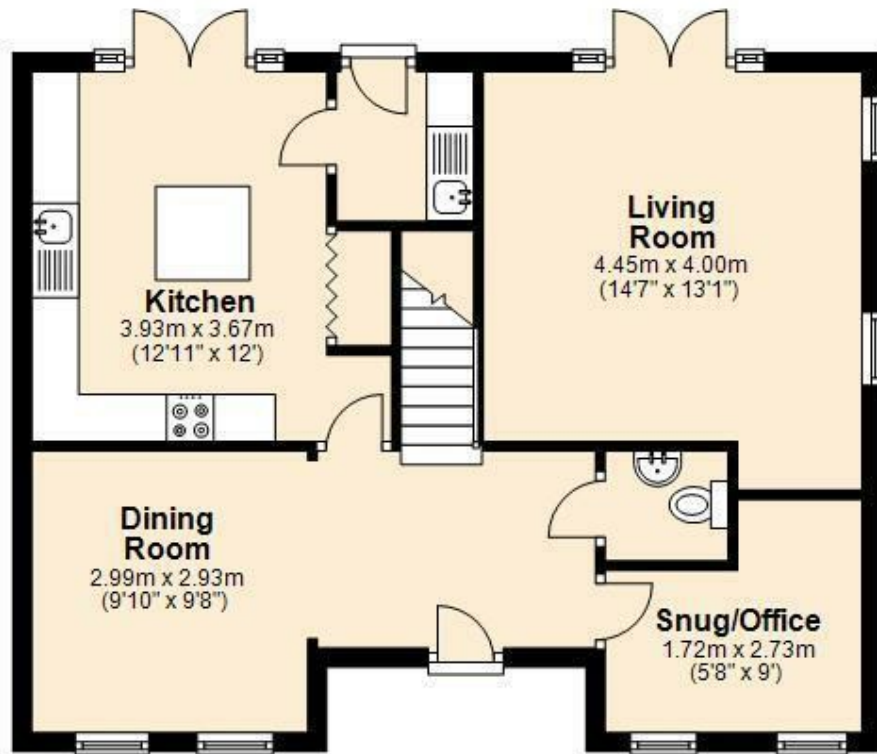
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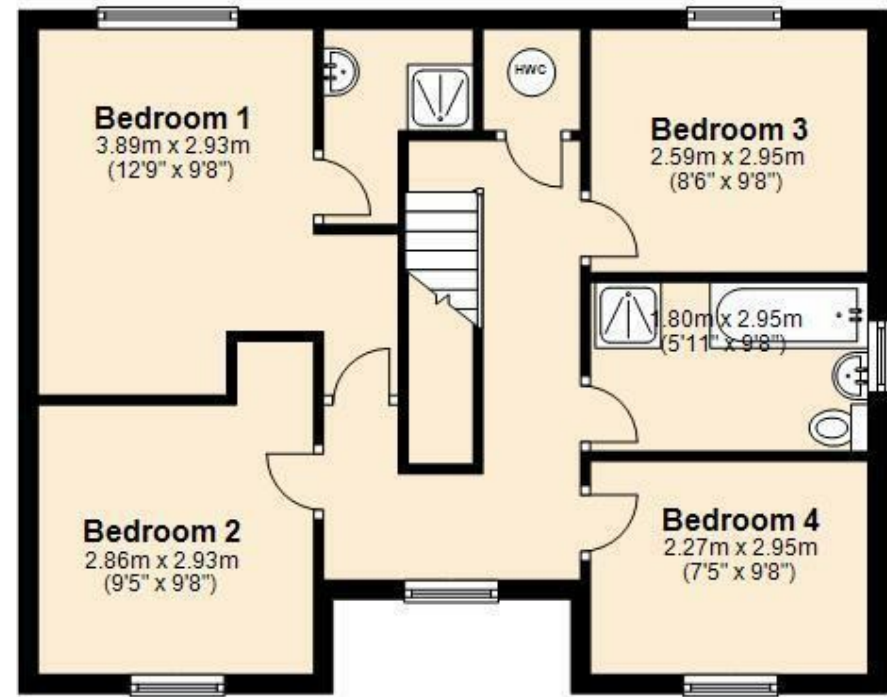
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



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