



Lon Yr Helyg, Coity

£290,000

- Detached Three bedrooms plus ground-floor study/fourth bedroom
- Dual-aspect lounge with French doors to heated conservatory
- owned solar panels enhancing energy efficiency.
- Council Tax Band E
- Sought after Parc Derwen Development
- EPC Rating: A



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About the property

Beautifully Presented Three-Bedroom Detached Family Home – Parc Derwen, Coity, Bridgend

Located in the sought-after development of Parc Derwen in Coity, this spacious and beautifully presented three-bedroom detached family home offers modern, versatile living in a prime residential location. Perfectly positioned just a short distance from the Princess of Wales Hospital, local schools, shops, and with excellent M4 motorway access, this property is ideal for families and commuters alike.

This impressive double-fronted home boasts a welcoming entrance hallway with a convenient downstairs cloakroom, leading into a generously sized dual-aspect living room featuring French doors that open into a bright conservatory, currently used as a dining room—creating a perfect flow for entertaining and family living.

The ground floor also benefits from a modern and well-appointed kitchen and a separate study, which offers flexibility to be used as a fourth bedroom or home office.

Upstairs, the spacious layout continues with three well-proportioned bedrooms, including a master suite that occupies one side of the property, complete with its own private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home offers a driveway to the side providing tandem parking for multiple vehicles, and a stylish rear garden with a large decking area, gated side access, and owned solar panels, enhancing energy efficiency and sustainability.





Accommodation

Entrance Hallway

Cloakroom

Living Room - 10' 5" x 16' 5" (3.17m x 5.00m)

Study/Bedroom 4 - 9' 2" x 7' 8" (2.79m x 2.34m)

Kitchen - 14' 7" max x 8' 1" max (4.45m max x 2.46m max)

Conservatory - 18' 10" max x 9' 10" max (5.74m max x 3.00m max)

First Floor

Landing

Bedroom One - 10' 4" x 12' 5" (3.15m x 3.78m)

Ensuite

Bedroom Two - 10' 3" max x 9' 3" max (3.12m max x 2.82m max)

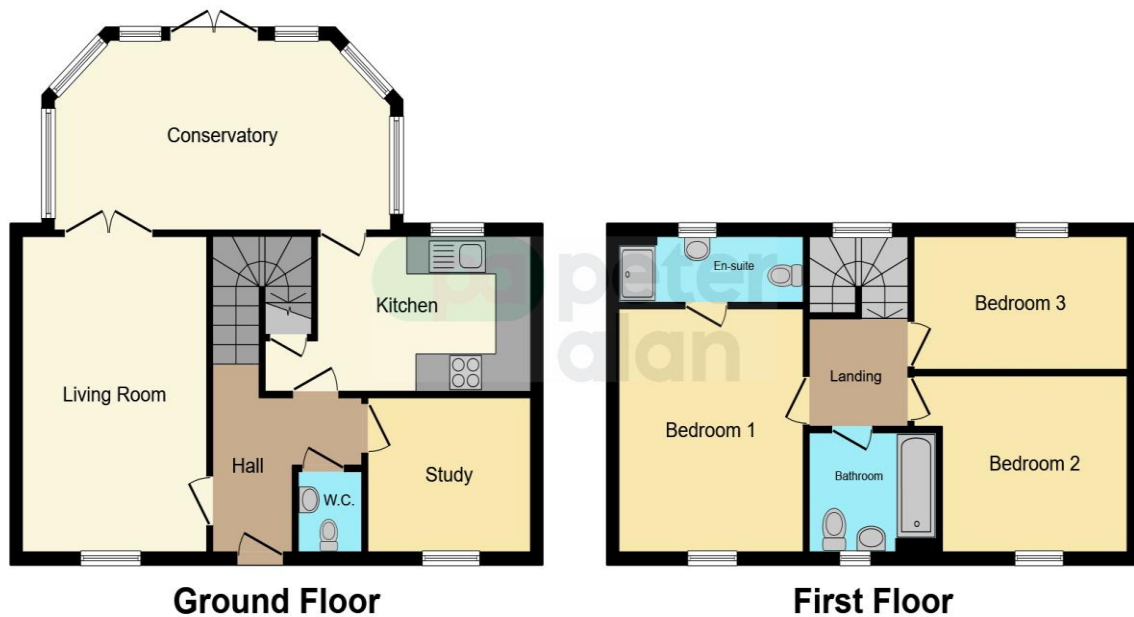
Bedroom Three - 12' 3" x 6' 10" (3.73m x 2.08m)
Bathroom

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Floorplan



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