



## 5 Clos Y Celyn, Coity

Offers Over £330,000 Freehold

DETACHED FAMILY HOME • FOUR BEDROOMS • CLOAKROOM, FAMILY BATHROOM, EN-SUITE • SPACIOUS LOUNGE • NO ONGOING CHAIN, COMPLETION TO TAKE PLACE MID AUGUST 2026 • GOOD SIZED KITCHEN/DINING, IDEAL FOR HOSTING • SINGLE GARAGE AND DRIVEWAY • POPULAR PARC DERWEN ESTATE, CLOSE TO M4 CORRIDOR • CONVENIENT ACCESS TO BRIDGEND TOWN CENTRE, LOCAL SHOPS AND GREAT SCHOOL CATCHMENT • CUL DE SAC LOCATION

**DanielMatthew**  
ESTATE AGENTS



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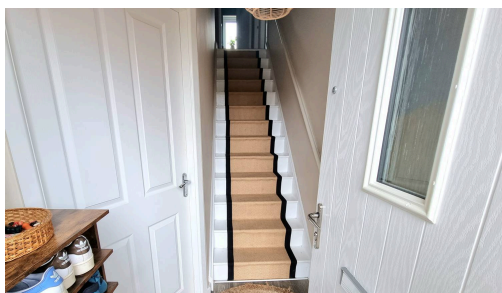
Four bed detached home in Parc Derwen. Spacious lounge, kitchen/diner, utility, ensuite, garage, garden. No chain. Quiet cul-de-sac near schools, shops, M4. Completion mid-August 2026.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### Entrance Hallway

Enter via composite obscured door leading into entrance hallway, plastered ceiling with coving, plastered walls, wood effect vinyl flooring, staircase leading to first floor, radiator, door leading into Spacious Lounge.

### Lounge

15' 10" x 11' 1" (4.83m x 3.39m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, wood effect vinyl flooring, radiator, electric 3D water vapour fireplace with surround to remain, radiator, double doors leading into Kitchen/Dining Room.

### Kitchen/Dining Room

18' 3" x 10' 4" (5.56m x 3.15m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading into rear garden, plastered ceiling, plastered walls, wood effect vinyl flooring, radiator, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric cooker with four ring electric hob and extractor fan, integrated under counter fridge, freezer and dishwasher, large area for dining table and chairs, an ideal hosting room for family/friends. A large pantry is in the kitchen for food storage and appliances



### Utility Room

7' 3" x 5' 6" (2.20m x 1.67m)

UPVC double glazed obscured composite door leading to side access, plastered ceiling, plastered walls, wood effect vinyl flooring, radiator, plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, door leading into Cloakroom/WC.

### Cloakroom/WC

5' 6" x 2' 10" (1.68m x 0.86m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, plastered walls, wood effect vinyl flooring, two piece suite comprising low level WC and floating wash hand basin with tiled splashback, radiator.

### Landing

Plastered ceiling and coving, loft access, plastered walls, laminate flooring, airing cupboard, doors leading into all first floor rooms.

### Bedroom One

13' 7" x 12' 4" (4.15m x 3.76m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator, built in fitted wardrobes and storage cupboard, door leading into En-Suite.

### En-Suite

6' 0" x 5' 0" (1.83m x 1.52m)

UPVC double glazed obscured window to side aspect, plastered ceiling with extractor fan, partially plastered and tiled walls, wood effect vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and single shower cubicle with mains shower, heated towel rail.



**Bedroom Two**

12' 5" x 9' 3" (3.78m x 2.82m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

**Bedroom Three**

9' 6" x 9' 4" (2.90m x 2.84m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

**Bedroom Four**

9' 7" x 7' 3" (2.93m x 2.21m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

**Family Bathroom**

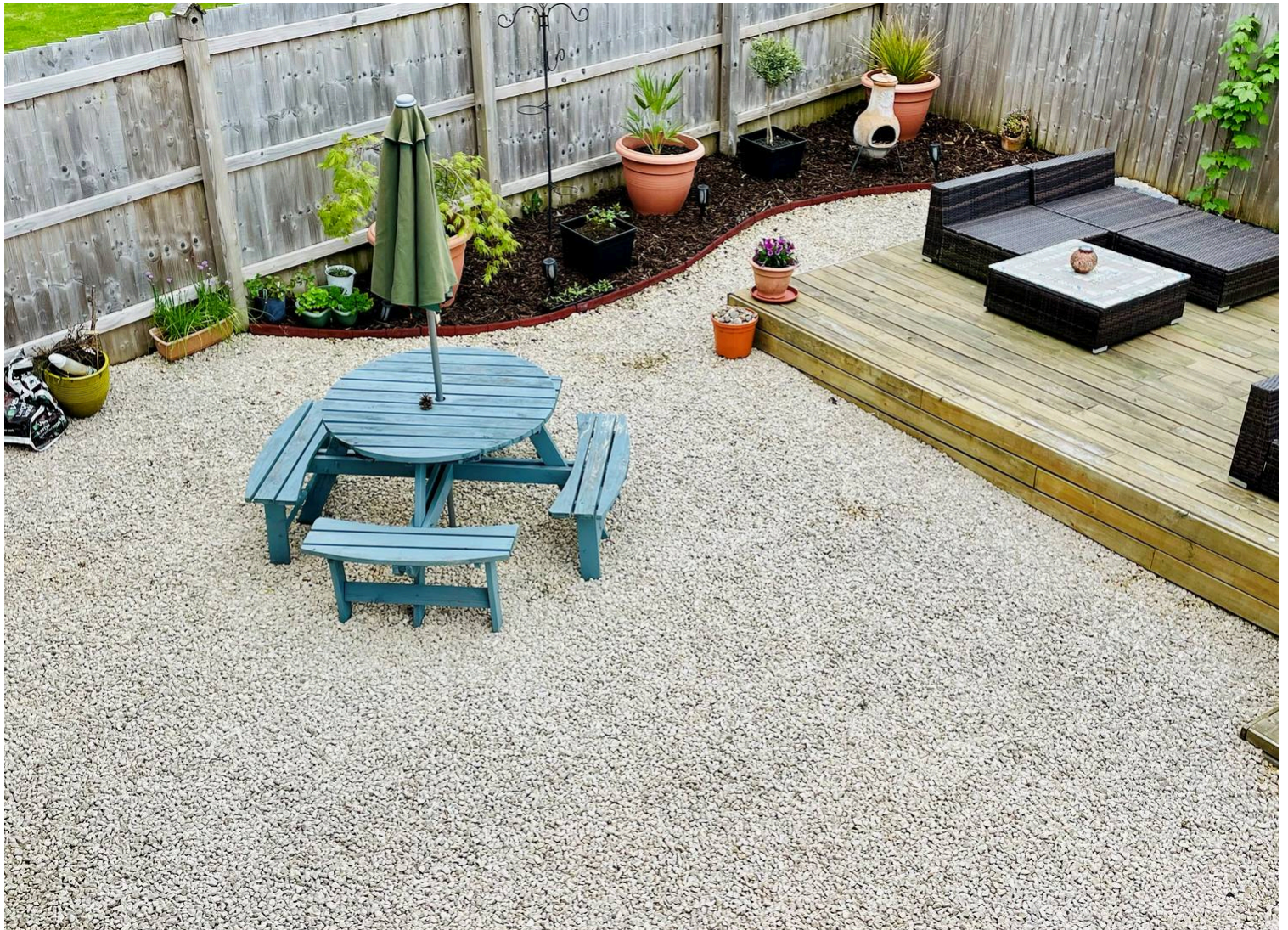
6' 11" x 6' 4" (2.11m x 1.92m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, plastered walls, tiled splashback, wood effect vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, heated towel rail.

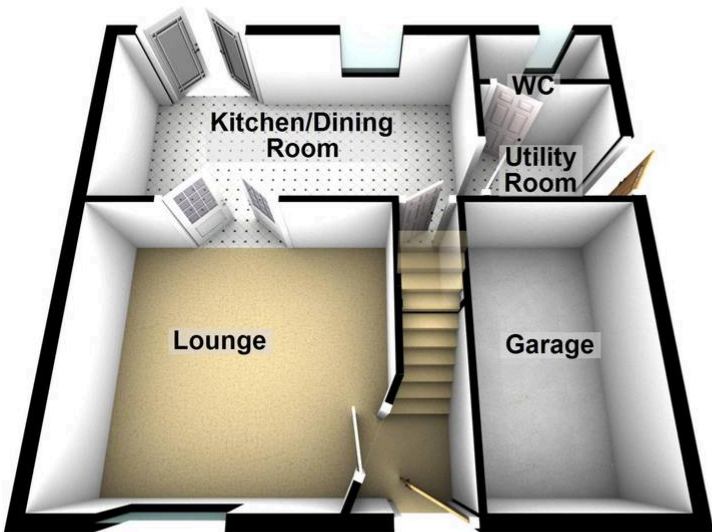
**Garden**

Fenced boundaries, side access, flower bed, decorative stone chippings and a raised decking area to enjoy with family/friends.





**Ground Floor**



**First Floor**

