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5 Clos Y Bont, Coity
Bridgend

Guide Price **£285,000**

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Coity, Bridgend

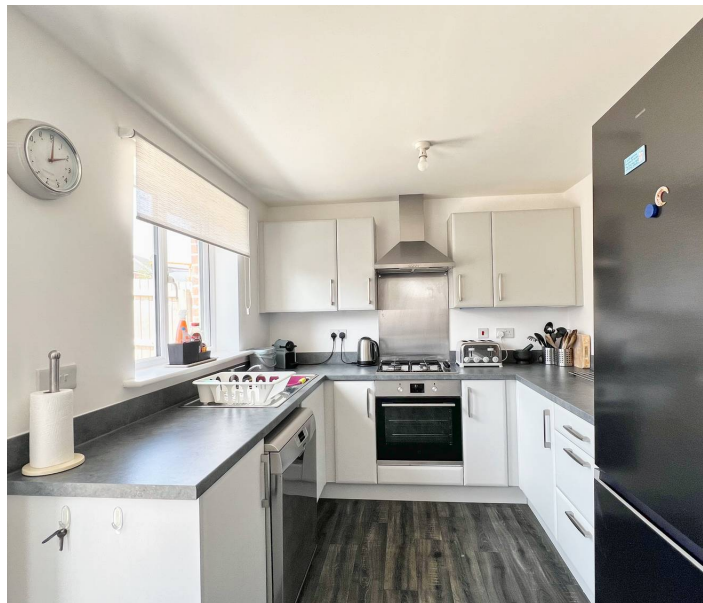
Directions From Herbert R Thomas Estate Agents at The Toll House, 1 Derwen Road, head north and join the A4061, following signs towards M4/Tondu. Continue along the A4061 and at the roundabout take the exit into the Parc Derwen development. Proceed into Parc Derwen and follow the estate road before turning into Clos Y Bont. Continue towards the end of the cul-de-sac where 5 Clos Y Bont will be found, overlooking the green area to the front.

Spacious three bedroom semi detached property available for sale with no ongoing chain.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



A larger than average three double bedroom semi-detached home, pleasantly positioned at the end of a cul-de-sac within the popular Parc Derwen development in Coity. Enjoying an attractive green outlook to the front, the property offers well-proportioned accommodation including a lounge, full-width kitchen, three generous double bedrooms, en-suite facilities and a family bathroom.

Ground Floor

The property is entered via a double glazed entrance door opening into a useful entrance porch with fitted carpet and a further door leading into the lounge.

The lounge is a comfortable and well-proportioned reception room with a window overlooking the front of the property, fitted carpet and a useful under-stairs storage cupboard. A staircase rises to the first floor, while a door leads through to the kitchen. The kitchen is fitted with a range of contrasting white and grey gloss wall, base and drawer units with complementary work surfaces. There is space for a fridge/freezer, an electric oven with four-burner gas hob, 1.5 bowl sink unit and space for a dishwasher.

To the opposite side is a useful utility area, providing additional work surface space with plumbing and space beneath for a washing machine. An Ideal Logic combination boiler is concealed within a cupboard.

The room is finished with vinyl flooring and benefits from two windows overlooking the rear garden together with French doors providing direct access onto the patio and garden beyond.

First Floor

The carpeted staircase rises to the first-floor landing, which provides access to the loft and benefits from two generous storage cupboards.

The main bedroom is an impressive double room positioned to the front of the property. Three windows provide plenty of natural light while enjoying an attractive outlook across the green space opposite. There is ample room for a king-size bed and additional bedroom furniture, together with fitted carpet.

A door leads into the en-suite shower room, fitted with a shower cubicle and thermostatic shower, pedestal wash hand basin and WC. Further features include partially tiled walls, vinyl flooring, heated towel rail, shaver point, mirrored cabinet and extractor fan.

Bedroom two is another generous double bedroom with fitted carpet and a window overlooking the rear garden, offering ample room for a double bed and additional furniture.

Bedroom three is also a double bedroom, again positioned to the rear with fitted carpet and a window overlooking the garden.

Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and WC. The room has partially tiled walls, vinyl flooring, extractor fan and a window to the side.

Outside

To the front, the property enjoys a pleasant position overlooking a green area and benefits from a lawned front garden with a pathway leading to the entrance.

A tarmac driveway provides side-by-side off-road parking for two vehicles and leads to the integral garage. Gated pedestrian access to the side provides access into the rear garden.

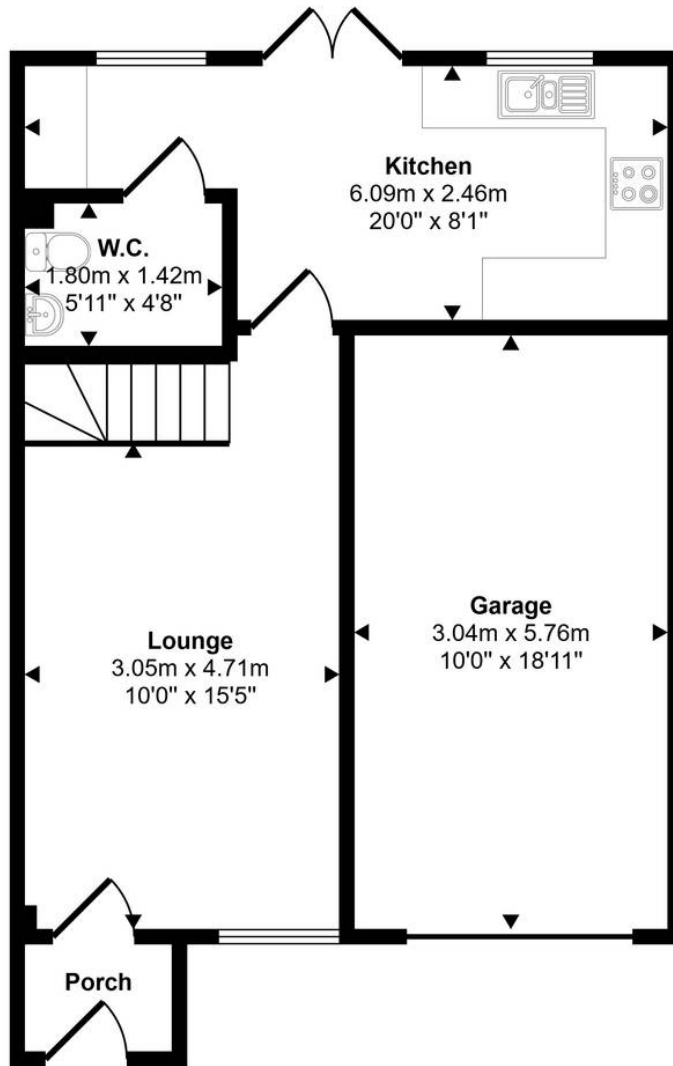
The integral garage is accessed via an up-and-over door and benefits from power and lighting, skimmed walls and a painted concrete floor, providing useful secure parking or additional storage space.

To the rear is a generous west-facing garden, ideal for enjoying the afternoon and evening sunshine. A patio immediately adjoins the property, providing space for outdoor seating and entertaining, with the remainder predominantly laid to lawn and enclosed by timber feather-edge fencing. An outside tap and external power point are also provided.

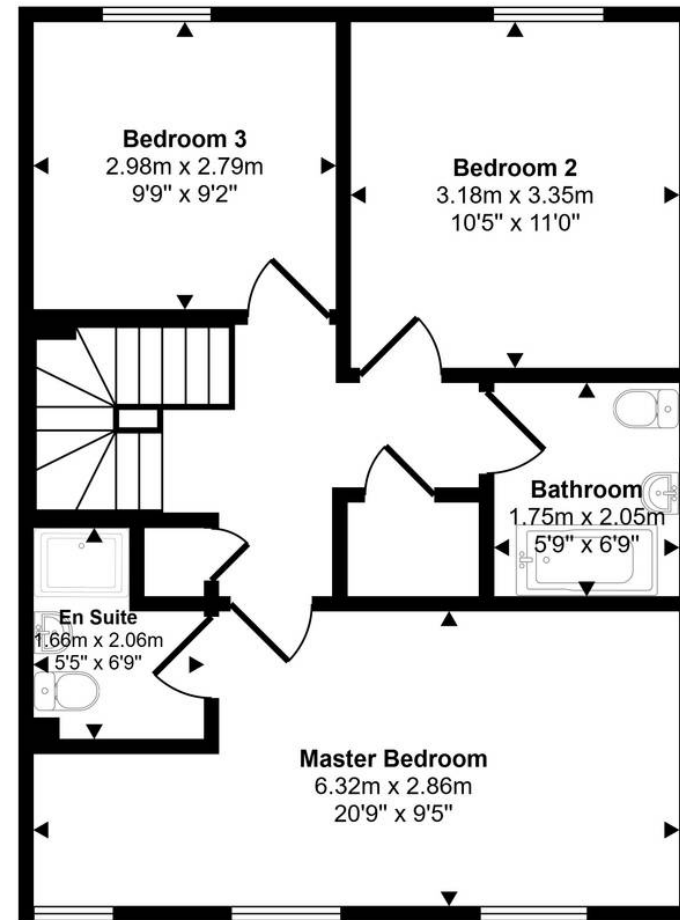




Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 54 sq m / 583 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.





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