



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

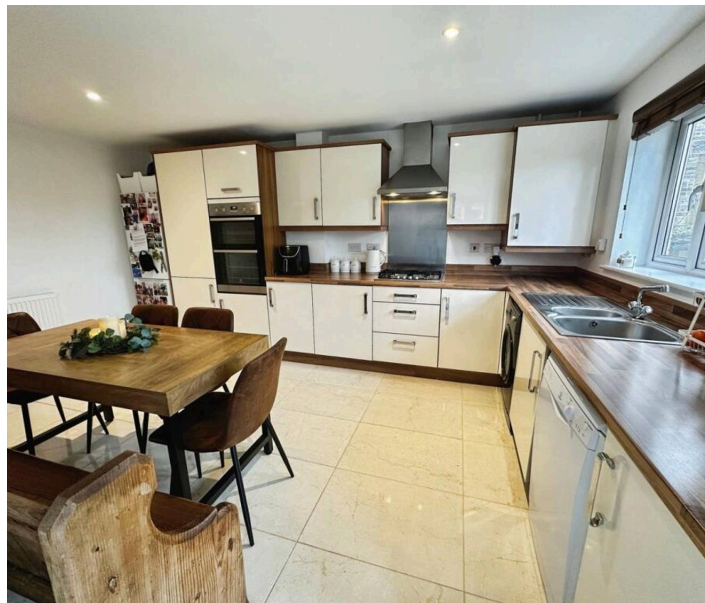
Offers Over **£500,000**

# 17 Cae Rhedyn

Coity, Bridgend

Discover this superb five-bedroom detached family home in the desirable village of Coity, offering an excellent opportunity for home working with generous space and versatility. Boasting two reception rooms, the property features two en-suite shower rooms plus two additional bathrooms, perfectly accommodating a large family or guests. Enjoy the beauty of a south-facing private rear garden that provides a peaceful retreat, complemented by an additional garden area complete with a sauna—ideal for relaxation and leisure. The property benefits from ample driveway parking and a double garage, currently converted but easily transformed back to its original use, offering excellent storage or workshop potential. This exceptional home combines spacious living, practical amenities, and wonderful outdoor spaces, making it a must-see for discerning buyers seeking comfort and style in Parc Derwen. Don't miss the chance to view this outstanding property and experience its full potential firsthand.

- Superb five bedroom detached family home
- Beautiful south facing private rear garden
- Two en-suites plus two bathrooms
- Ample driveway parking
- Excellent opportunity for home working
- Additional garden with sauna
- Double garage (currently converted but easily changed back)
- Must be viewed!





### Entrance

Via part frosted glazed front door into the entrance hall with light fitting to remain, feature Venetian plastered wall, skirting and Porcelain tiled flooring. Door to downstairs WC. Open double arch way through to the lounge.

### Downstairs WC

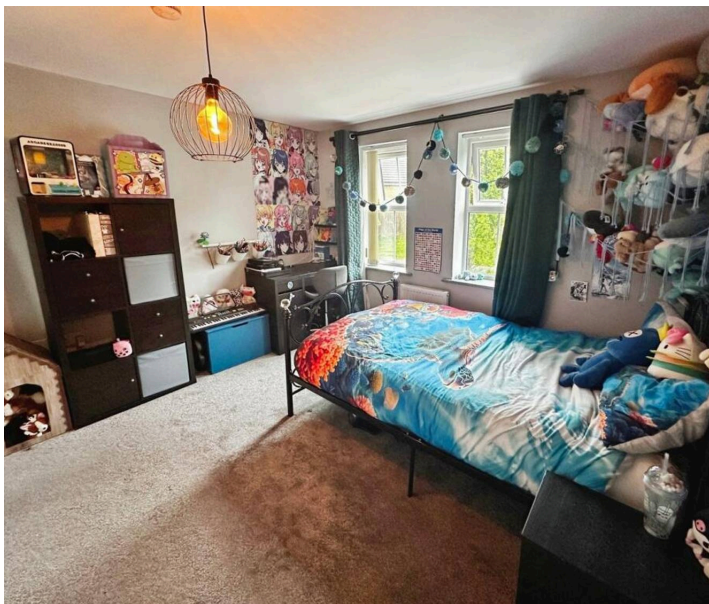
Ceiling mounted extractor, central light fitting, emulsioned walls, wall mounted fuse box, radiator, skirting and Porcelain tiled flooring. Two piece suite in white comprising WC and wash hand basin with ceramic tiles to the splash back.

### Lounge

3.45m x 5.85m (11' 4" x 19' 2") Benefiting from dual aspect natural light via two PVCu double glazed windows to the front both with fitted vertical blinds, PVCu double glazed French doors with side glazed panels and fitted vertical blinds looking out to the rear patio. Finished with emulsioned ceiling, recessed LED spot lighting, emulsioned walls, feature wood panelling, feature wood burning stove with slate hearth, wall mounted log tidy, skirting and engineered wood flooring.

### Reception 2

3.15m x 3.30m (10' 4" x 10' 10") Overlooking the front via PVCu double glazed windows both with fitted vertical blinds and finished with emulsioned ceiling and walls, feature mural, skirting and engineered wood flooring. Under stair storage cupboard. Door into the kitchen/diner.



### **L Shaped Kitchen/Diner**

4.85m max x 5.15m max (15' 11" x 16' 11") Recessed LED spot lights, PVCu double glazed window overlooking the rear garden with a fitted wooden Venetian blind, PVCu double glazed window to the side with fitted wooden Venetian blind and PVCu double glazed French doors leading out to the rear patio and Porcelain tiled flooring. The kitchen is arranged with low level and wall mounted units in high gloss cream with chrome handles and an oak finish carcass with a complementary roll top work surface and matching upstands. Inset one and a half basin sink with mixer tap and drainer. Integrated four ring gas hob with overhead extractor and stainless steel splash back. Double waist height oven. Plumbing for dishwasher and washing machine. Space for high level fridge/freezer. Ample space for dining table and chairs. Wall mounted gas fired boiler.

### **First Floor Landing**

Via stairs with fitted carpet and wooden balustrade. Feature painted stairwell. Stairs leading to the second floor.

### **Bedroom 1**

3.15m x 4.55m (10' 4" x 14' 11") Overlooking the front via two PVCu double glazed windows both with fitted roller blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two handy recess areas for fitted wardrobes. Door through to en-suite.

### **En-Suite Shower Room**

PVCu frosted glazed window to the rear of the property with a fitted roller blind, wall mounted extractor, central light fitting, emulsioned walls with ceramic tiles to splash back areas, radiator, skirting and a vinyl flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and a large walk in shower cubicle with concertina glazed door housing a plumbed shower.

### **Bedroom 2**

3.45m x 3.40m (11' 4" x 11' 2") Dual aspect natural light via PVCu double glazed windows to the front both with fitted vertical blinds and a PVCu double glazed window overlooking the side of the property with a fitted vertical blind, central light fitting, emulsioned walls, skirting and fitted carpet. Two sets of double wardrobes. Handy recess area for potential of dressing area. Door through to en-suite.

### **En-Suite Bathroom**

PVCu frosted glazed window to the rear with a fitted Venetian blind, central light fitting, wall mounted extractor, emulsioned walls, ceramic tiles to splash back areas, radiator, skirting and vinyl flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and a bath with chrome mixer tap, over bath plumbed shower and side glazed screen.

### **Second Floor Landing**

Via stairs with fitted carpet and glazed balustrade. Fitted storage cupboard housing hot water tank. Double glazed Velux skylight.

### **Bathroom**

Double glazed Velux skylight with fitted blind, access to loft storage, ceiling mounted extractor, light fitting, emulsioned walls, ceramic tiles to splash back areas, shaver point, radiator, skirting and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap, over bath plumbed shower and side glazed screen.

### **Bedroom 3**

3.20m x 5.40m (10' 6" x 17' 9") Dual aspect natural light via PVCu double glazed window to the side and to the front, one with fitted roller blind, vaulted ceiling, emulsioned walls, skirting and laminate flooring.

### **Bedroom 4**

3.45m x 5.85m (11' 4" x 19' 2") Dual aspect natural light via PVCu double glazed windows to the front and to the side and finished with a vaulted ceiling, emulsioned walls, skirting and laminate flooring.

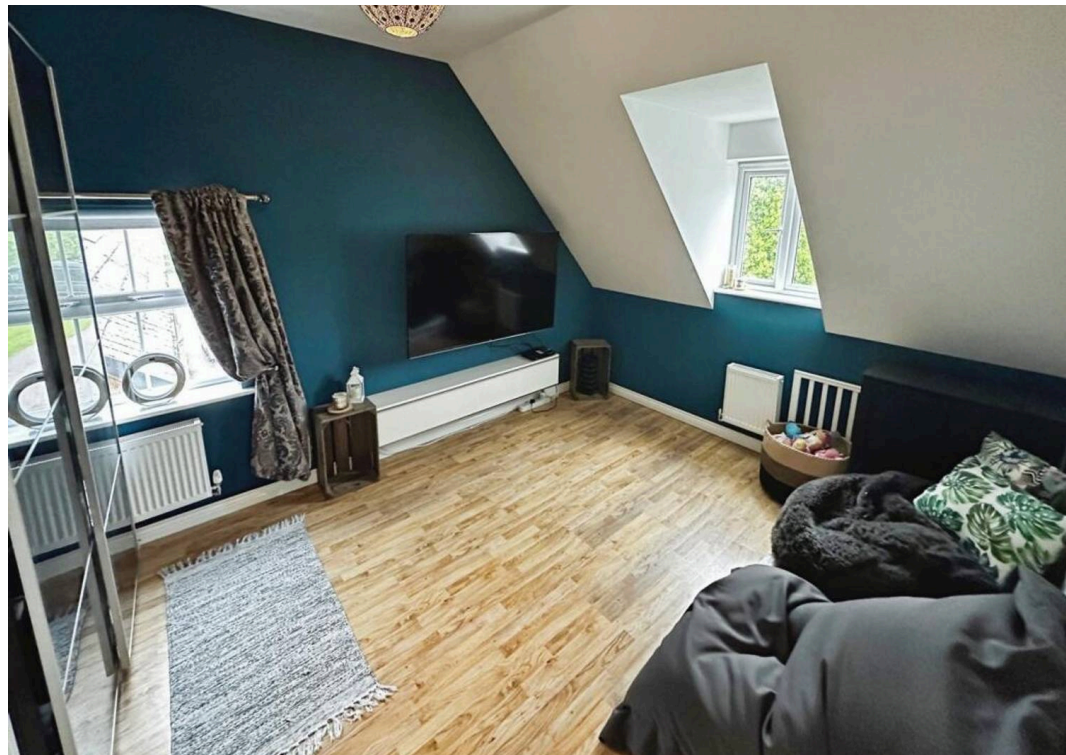
### **Detached Double Garage**

Converted to home office and work studio with side access. Triangular area laid out artificial grass behind the garage.

### **Insulated Timber Storage**

Cold water shower and sauna. The sauna houses a wood burning stove.







## Payton Jewell Caines

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