



## Bryn Y Telor

Coity, Bridgend, CF35 6FU

£229,995



This three-bedroom semi-detached house is for sale in the Parc Derwen development in Coity, Bridgend. Neutrally decorated throughout, the property is arranged over three storeys and provides practical accommodation suitable for first-time buyers.

The ground floor comprises an entrance hallway, modern kitchen leading to an open-plan living area and a downstairs WC. Stairs rise to the first floor where there are two bedrooms and a family bathroom with shower over bath. A further staircase leads to the top floor, offering an additional double bedroom with storage cupboard. Externally, there is an astro-turfed rear garden with a large decking area, together with parking for two cars. The property falls within Council Tax Band D.

Parc Derwen is well placed for access to local amenities in Coity and Bridgend, including supermarkets, cafés and leisure facilities. There are nearby schools serving different age ranges and several green spaces and play areas within and around the development. Bridgend town centre offers a wider selection of shops and services.

Public transport links are convenient, with Bridgend railway station providing services to Cardiff in around 25–30 minutes and Swansea in around 35–40 minutes. Road connections via the M4 are also accessible for commuting further afield.



## General

Coity is a charming village located in Bridgend, Wales, known for its historical significance and picturesque surroundings. As part of the Bridgend county borough, Coity offers a peaceful and idyllic setting for residents looking to enjoy a more rural lifestyle while still having access to essential amenities and services.

One of the main benefits of living in Coity is its excellent transport links, with easy access to the M4 motorway connecting residents to nearby cities such as Cardiff and Swansea. The village also has a well-connected bus service, making it easy to travel within the local area and beyond. For those who prefer to travel by train, the nearby Bridgend railway station provides regular services to major destinations across the country.

Despite its tranquil setting, Coity boasts a range of local amenities to cater to residents' everyday needs. The village has a selection of shops, restaurants, and cafes, as well as a community center and leisure facilities for recreational activities. Nearby Bridgend town offers additional shopping options and entertainment venues, ensuring that residents have access to everything they need without having to travel far.

Coity is surrounded by beautiful natural landscapes, with plenty of opportunities for outdoor activities such as hiking, cycling, and exploring the nearby countryside. The village is close to several parks and green spaces, providing peaceful spots for relaxation and enjoying the fresh air.

Families with children will appreciate the excellent schools in the area, including Coity Primary School and numerous secondary school options in Bridgend. The village's close-knit community and friendly atmosphere make it an ideal place to raise a family and build lasting relationships with neighbours.

## Hallway

Laminate flooring, skimmed walls and ceilings with central lighting, radiator, stairs to first floor, composite front door, doors to:

Lounge Area 12'1" x 6'11" (3.68m x 2.11m)

open plan kitchen / living room with laminate flooring, skimmed walls and ceilings with central light fitting, radiator, French doors to rear.

Kitchen Area 10'9" x 8'8" (3.28m x 2.64m)

Open plan off lounge with laminate flooring, skimmed walls and ceilings with central light fittings, radiator, selection of base and wall units in coffee colour gloss with granite effect worktops with breakfast bar area, integral appliances including electric oven, gas hob and extraction hood, window to front.

## Cloakroom

With laminate flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator.

## Landing

with carpets, skimmed walls and ceilings with central lighting, storage cupboard on 2nd landing, doors to:

Bedroom 1 (top floor) 15'6" x 8'9" (4.72m x 2.67m )

with carpets, skimmed walls and ceilings with central lighting, three skylights in ceiling, radiator.

Bedroom 2 12'1" x 7'9" (at widest) (3.68m x 2.36m (at widest))

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

Bedroom 3 12'1" x 7'9" (at widest) (3.68m x 2.36m (at widest))

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

Bathroom 6'0" x 5'9" (1.83m x 1.75m )

Laminate flooring, skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece suite WC, bath with thermostatic shower and screen, wash hand basin, window to side.

## Gardens

Front enclosed with artificial grass, driveway to side for at least two cars. Border to either side planted with shrubs.

Enclosed rear garden with patio against house, central artificial grass and rear decking, with some side borders, side gated access to front.

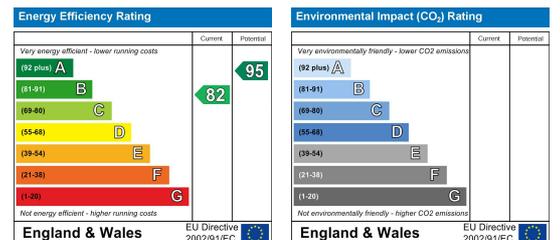
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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