



## Heol Yr Ysgol, offers in the region of £425,000

- 3 Bedroom detached traditional bungalow
- Driveway & Garage
- No ongoing chain
- Council Tax Band F
- Viewing highly recommended
- EPC Rating: D



 3  1  2





## About the property

Nestled in the highly sought-after Coity Village area of Bridgend, this spacious three-bedroom detached traditional bungalow presents a rare and exciting opportunity. Offered for sale with no ongoing chain, the property is ideally positioned close to the historic Coity Castle and benefits from easy access to M4 motorway links, making it perfect for commuters and families alike.

Set on a generous plot, the bungalow offers well-proportioned accommodation throughout, including a bright and welcoming lounge, a good-sized kitchen, three comfortable bedrooms and a family bathroom. The layout provides excellent potential for modernisation or personalisation to suit your needs.

Externally, the property boasts ample driveway parking, a garage and mature gardens, creating a private and peaceful outdoor space ideal for relaxation or entertaining.

Properties of this type rarely come to market in this desirable location — early viewing is highly recommended to fully appreciate the potential and setting of this charming home.







## Accommodation

### Entrance Hall

**Lounge/Diner** - 14' 5" max x 23' max ( 4.39m max x 7.01m max )

**Living Room** - 11' 11" into recess x 9' 7" ( 3.63m into recess x 2.92m )

**Kitchen** - 8' 8" max x 13' 7" max ( 2.64m max x 4.14m max )

**Bedroom One** - 10' 8" max x 16' 10" max ( 3.25m max x 5.13m max )

### W.C.

**Bedroom Two** - 13' 5" x 10' 8" into recess ( 4.09m x 3.25m into recess )

**Bedroom Three** - 8' 5" x 10' 8" ( 2.57m x 3.25m )

**Bathroom** - 8' 6" x 5' 8" ( 2.59m x 1.73m )

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## Floorplan



Total floor area 113.5 m<sup>2</sup> (1,222 sq.ft.) approx

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