



13, Heol Yr Ysgol  
Bridgend, CF35 6BL

Watts  
& Morgan







# 13, Heol Yr Ysgol

Coity, Bridgend CF35 6BL

**£400,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

GUIDE PRICE £400,000 - £425,000

New to the market this spacious detached 3/4 bedroom property situated in a sought after area in the village of Coity. Sat on a desirable plot with a large garden backing onto fields behind and views of fields to the front with a public footpath just off your doorstep. This spacious property is in walking distance of local shops and amenities. Great commuter access via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room, sitting room, cloakroom and shower room. First floor; 3 double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles, detached garage with separate store, front garden and larger than average rear garden backing onto fields behind. Architect drawings in place for extension. EPC Rating; 'E'

## Directions

\* Bridgend Town centre - 1.3 Miles \* Cardiff City Centre - 21.1 Miles \* J36 of the M4- 1.2 Miles

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Access via a PVC front door with adjacent glazed panel leading into a spacious hallway with double built-in storage cupboards, carpeted flooring and a staircase leading up to the first floor.

A separate cloakroom with windows to the side leading into the ground floor shower room fitted with a 3-piece suite comprising; a shower enclosure, dual flush WC and wall-mounted wash hand basin. Features part tiled walls, tiled flooring and an obscured PVC window to the side.

To the front of the property is a generous sized living room with carpeted flooring, large windows with countryside views and a central feature tiled fireplace. An archway leads into the dining area with ample space for freestanding furniture, windows overlooking the front and a doorway provides access into the kitchen/breakfast room. The kitchen/breakfast room offers tiled flooring throughout, dual aspect windows to the side and rear and a side door providing access out onto the front driveway. The kitchen has been fitted with a range of coordinating wall and base units with butchers block solid wood work surfaces over. Appliances to remain include; 'Neff' integral oven, grill and microwave, integral dishwasher, integral washing machine, fridge/freezer and 'Neff' 4-ring gas hob with extractor fan. Further features dual bowl stainless steel sink and a corner pull-out pantry cupboard.

To the rear of the property is a second sitting room. This versatile reception room or further bedroom offers carpeted flooring and French doors opening out onto the wonderful rear garden.

The first floor landing offers carpeted flooring, built-in airing cupboard housing the 1-year old gas combi boiler and provides access to the loft hatch.

Bedroom One is a generous size double bedroom situated to the front of the property with carpeted flooring, fitted wardrobes, storage, dressing table and windows to the front with views over-looking fields beyond.

Bedroom Two is a further good size double bedroom with carpeted flooring, windows to the rear and side, built-in wardrobes, storage, dressing table and windows overlooking the rear garden with views over the fields.

Bedroom Three is a good size bedroom offering carpeted flooring, windows to the side and built-in wardrobes with sliding doors.

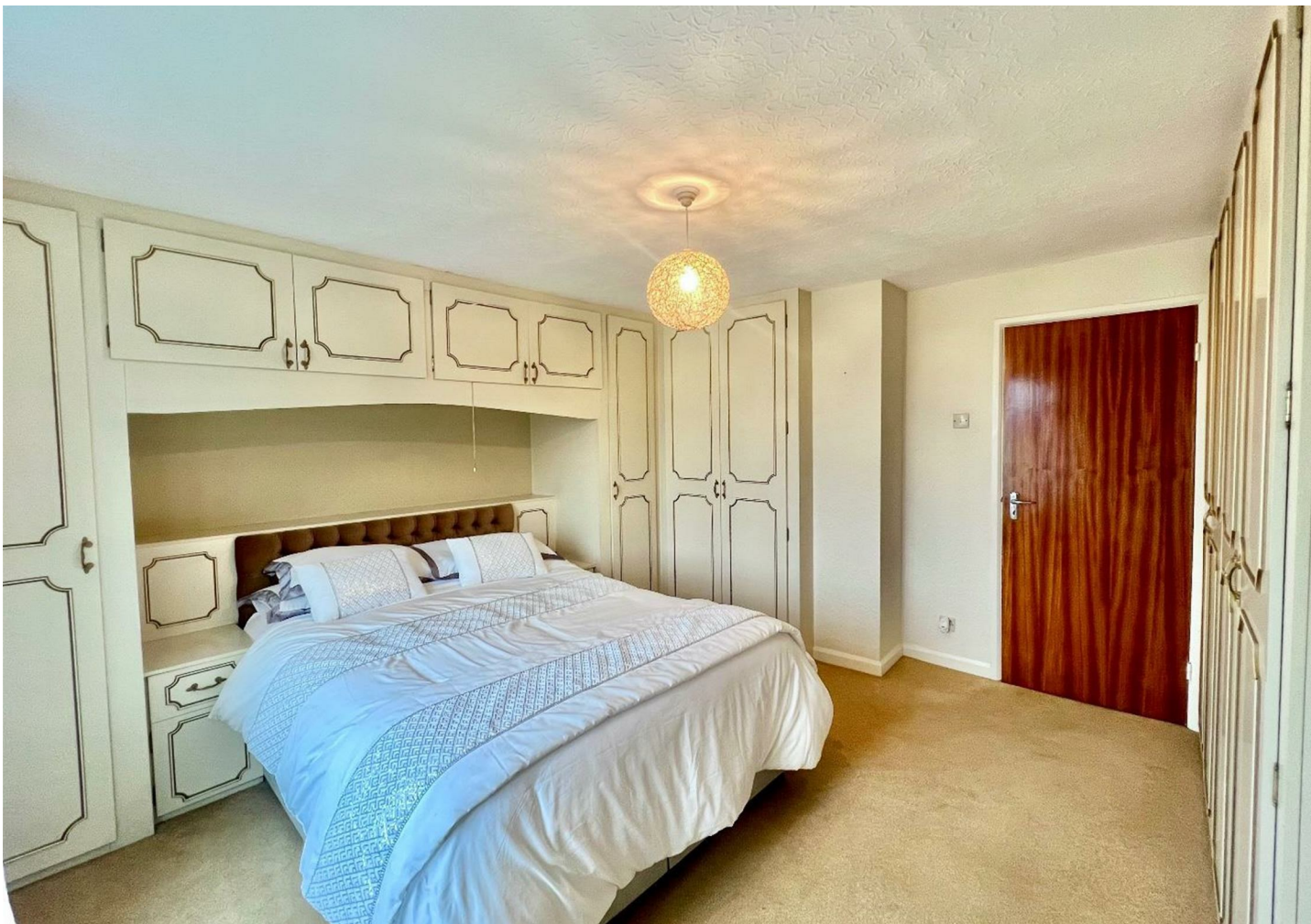
The family bathroom is fitted with a 4-piece suite comprising; a panelled bath with over-head shower, separate shower enclosure, WC and wash hand basin set within vanity unit. Benefitting from fully tiled walls, carpeted flooring and obscured PVC windows to the side.

### GARDENS AND GROUNDS

No. 13 is accessed off Heol Yr Ysgol with a front lawned garden and a pathway leads up to the front door and around to the rear garden. A private driveway provides off-road parking for multiple vehicles leading down to the detached garage with full power supply and further storage to the rear. The property sits on a substantially large garden benefitting from an generous enclosed lawned garden backing onto fields behind with a range of mature shrubs and trees.

### ADDITIONAL INFORMATION

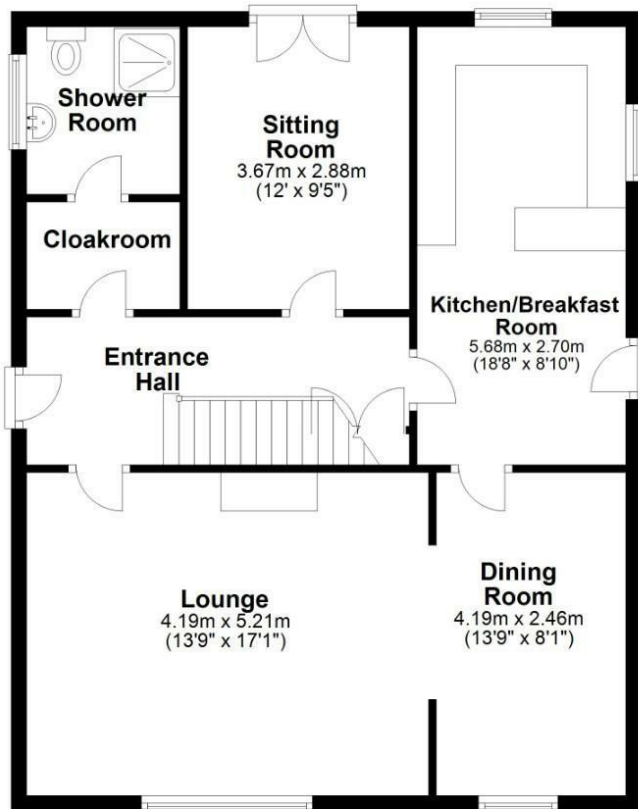
All mains connected. Freehold. EPC Rating; 'E'. Council Tax is Band G.





### Ground Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



### First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)

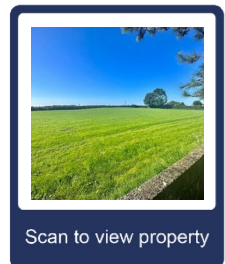


Total area: approx. 130.4 sq. metres (1403.3 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on



**Watts  
& Morgan**