



5 Llys Tynwydd, Coity  
Bridgend, CF35 6BY









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£374,950 Freehold

**4 Bedrooms : 2 Bathroom : 2 Reception Rooms**

Watts & Morgan are pleased to present to the market this four-bedroom substantial detached property located in the popular village of Coity. Within walking distance to local amenities and close proximity to J36 of the M4. Accommodation comprises; entrance hall, kitchen/breakfast room, utility room, L-shape open plan lounge/dining room, conservatory, study, and WC. First floor landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally enjoying a sizeable private driveway and a rear lawned enclosed garden with private outlook. EPC Rating "C."

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.7 miles
- M4 (J36) 1.7 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed timber door into the entrance hall offering tiled flooring and a carpeted staircase to the first floor landing.

A 2-piece WC serves the ground floor.

The kitchen/breakfast room has been fitted with a range of high gloss wall and base units with co-ordinating work surfaces. Integral appliances to remain include double oven with grill, a 4-ring gas hob and extractor fan over. Further features include tiled flooring, a uPVC window overlooking the rear garden and tiled splashback. Space has been provided for a large American style freestanding fridge freezer. The breakfast area offers room for a dining table and chairs and a uPVC window to the front elevation.

The utility room benefits from a uPVC window to the front elevation and a split bam door leading to the rear garden. Space and plumbing has been provided for white goods and houses the wall mounted general boiler.

The open plan L-shaped lounge/dining room is a sizeable reception room and offers carpeted flooring, a uPVC window, uPVC sliding doors to the rear garden and French doors provide access into the conservatory.

The light and airy conservatory offers tiled flooring with underfloor heating and uPVC doors provide access onto the rear garden.

A versatile reception room is offered to the front of the property, currently utilised as a home study and offers carpeted flooring and a uPVC window.

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### FIRST FLOOR

The first floor landing offers carpeted flooring, a uPVC window to the front elevation, a loft hatch giving access to the loft space and an airing cupboard housing the hot water cylinder.

The master bedroom is a sizeable double bedroom offering carpeted flooring, uPVC windows to the rear and side elevations and leads into a 3-piece en-suite shower room.

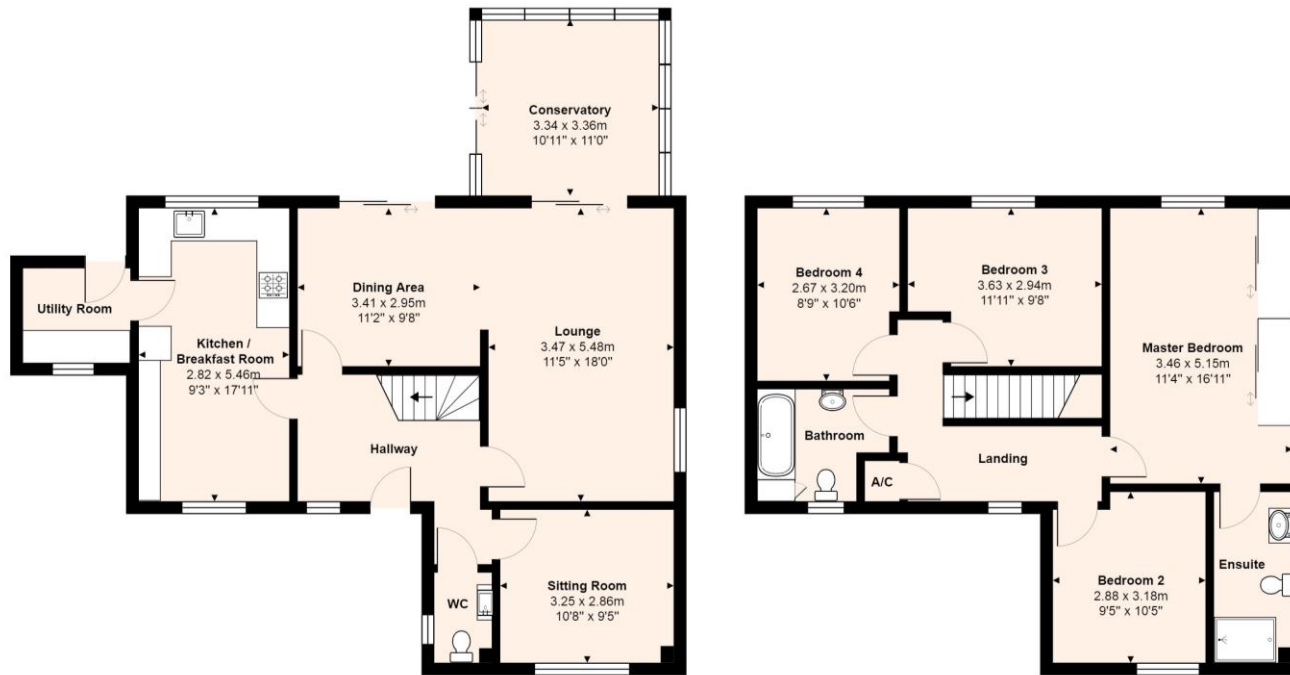
Bedroom two is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and space for freestanding furniture.

Bedrooms three and four are further double bedrooms offering carpeted flooring and a uPVC window to the rear elevation offering a private outlook.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC. Further features include; tiled flooring, tiled walls and an obscured uPVC window to the front elevation.

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5 Liys Tynewydd  
 Total Area: 150.4 m<sup>2</sup> ... 1619 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.

### GARDENS AND GROUNDS

No.5 is approached via a cul-de-sac onto a block paved private driveway with space for several vehicles. To the rear of the property lies an enclosed lawned garden with patio area ideal for garden furniture. The garden further offers a garden shed and a private outlook.

### SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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