



**Oaklands, Heol Yr Ysgol**  
Coity, Bridgend, CF35 6BL

**WATTS & MORGAN** 160 YEARS



# Oaklands, Heol Yr Ysgol

## Coity, Bridgend, CF35 6BL

**£379,950** Freehold

### 4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A rare opportunity to acquire an extended semi-detached cottage style property situated in the heart of Coity village. Being sold with no ongoing chain and offering easy access to local amenities road and rail links. The accommodation comprises; entrance hall, open-plan lounge dining room, kitchen, four sizeable bedrooms and a family bathroom. Externally the property offers driveway parking, large sizeable garage, front lawned garden and rear elevated garden and patio. EPC Rating; 'D'

### Directions

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 19.2 miles
- M4 (J35) 4.4 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

The property is accessed via a uPVC glazed door with matching side panel into entrance hallway with wood block flooring and carpeted staircase to first floor landing.

Ground floor WC fitted with a 2-piece white suite comprising low level dual flush WC and corner wall-mounted sink. Features include vinyl flooring and uPVC obscured glazed window to the side elevation.

The lounge/dining room is an open-plan reception room offering sizeable living accommodation with uPVC windows to the front and side elevations and a uPVC courtesy door leading out to the rear courtyard. The living space features a central fireplace with inset electric wood burning stove and stone surround, carpeted flooring throughout and provides ample space for living room and dining furniture.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Appliances to remain include 'Zanussi' freestanding double oven with 4-ring electric hob and extractor fan above. Space and plumbing is available for freestanding washing machine. Wall-mounted 'Worcester' combi boiler, ceramic floor tiles and a glazed courtesy door leads out to the rear garden.

### FIRST FLOOR

The first-floor landing features carpeted flooring and access to the partially boarded loft space.

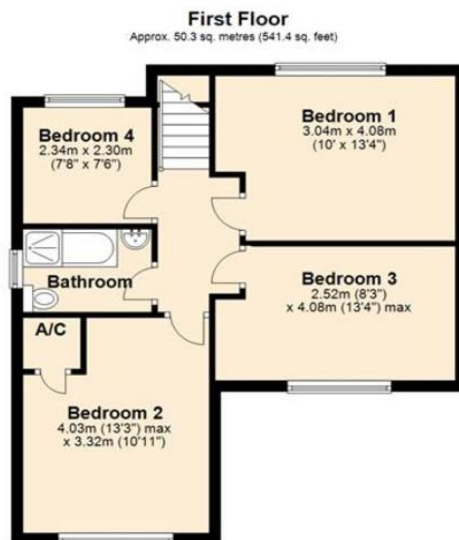
The master bedroom is a sizeable double bedroom with uPVC window elevation, built-in airing cupboard with shelving and carpeted flooring. Bedroom Two is a further double bedroom with uPVC window to the front elevation and carpeted flooring.

Bedroom Three is a double bedroom with uPVC window to the rear elevation and laminate flooring.

Bedroom Four is a spacious single bedroom with uPVC window to the front elevation and carpeted flooring.

The family bathroom has been fitted with a 3-piece heritage white suite comprising, low level dual flush WC, panel bath with shower over and pedestal sink. Other features include vinyl flooring, fully tiled walls and uPVC obscured glazed window.





Main area: Approx. 108.9 sq. metres (1172.6 sq. feet)  
Plus garages: approx. 21.4 sq. metres (230.0 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp

**Oaklands , Heol Yr Ysgol, Coity**

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

The property is situated within the heart of Coity village accessed off the road onto a shared concrete driveway providing parking for two vehicles. Beyond which is an attached one and a half garage with manual up and over door and rear courtesy access door.

While to the front of the property is a lawned garden housing a variety of mature shrubs and plants.

To the rear of the property is a deceptively spacious garden occupying a corner plot comprising enclosed patio area and a raised garden which predominately laid to lawn with central patio area and raised flower borders. The garden is enclosed by surrounding mature hedge row, stone-built wall and houses a combination of established shrubs.

## 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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