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Ty Gwyn Farm, Heol Byeastwood  
Coity, Bridgend, CF35 6BN

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# Ty Gwyn Farm, Heol Byeastwood Coity, Bridgend, CF35 6BN

£1,250,000 Freehold

**5 Bedrooms : 4 Bathrooms : 3 Reception Rooms**

Watts & Morgan are pleased to present to the market this wonderful 5 bed small holding dating back to the 1500's with 3 acres of land a separate equestrian facility. The smallholding sits in a desirable semi-rural location on the outskirts of the sought-after historic Village of Coity. Within proximity to local amenities, Post Office, Pub and within a ccessible distance to road & rail links. Accommodation comprises entrance hallway, living room, two further reception rooms, open plan kitchen/dining room, double bedroom with en-suite shower room. First floor landing, main bedroom with en-suite shower room, further double bedroom with en-suite shower room, two further double bedrooms, 4-piece family bathroom and utility room. Externally enjoying 3 acres of land, two separate enclosed paddocks, Manège, stable block, outbuilding, single garage and driveway space for multiple vehicles. Sold with no ongoing chain. EPC Rating "E"

## Directions

- Bridgend Town Centre 2.6 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 2.2 miles

**Your local office: Bridgend**

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## Summary of Accommodation

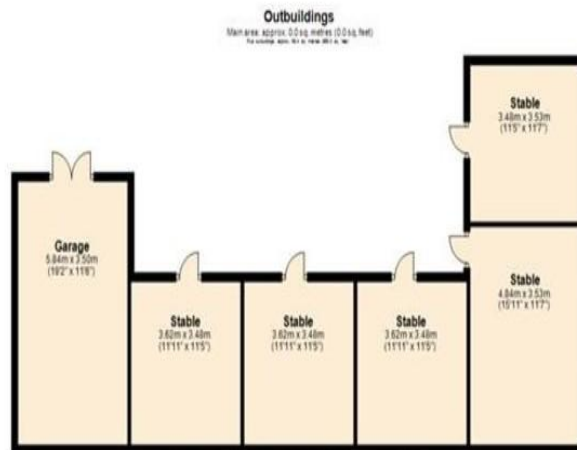
### GROUND FLOOR

Entrance through a solid wood door into a spacious hallway featuring tiled flooring and a skylight Velux window. The ground floor benefits from under floor heating. The hallway leads into bedroom five, a spacious double bedroom featuring tiled flooring, two uPVC sash windows to the rear elevation and two Velux skylight windows. The 3-piece bathroom suite comprises WC, wash-hand basin, and separate walk-in shower cubicle. The living room is a versatile reception room featuring tiled flooring, uPVC window to the front elevation, central wood burner and exposed stone walls. Further features the original 500-year-old stone staircase. The second reception room is a generous size reception room with a continuation of tiled flooring, exposed stone walls, uPVC sash windows to the front elevation and solid wood staircase leading to the first floor. Further benefits from an exposed stone fireplace. The kitchen/dining room has been comprehensively fitted with a range of solid wood wall and base units, granite work surfaces, a coordinating breakfast bar providing space for high stools. Integrated appliances to remain include freestanding 6-ring gas hob, rangemaster oven, extractor fan over, fridge, freezer, and dishwasher. Plumbing has been provided for further appliances and ample space for freestanding dining furniture. The kitchen/dining room is a spacious open plan room featuring double uPVC doors leading out to the front elevation, uPVC windows to the front and rear elevations and a solid wood door with partially glazed panel leading out to the rear elevation. Further features tiled flooring, tiled walls, spotlights, and exposed brick feature walls. Stairs leading up to the first-floor landing. The third reception room is a spacious airy room with high ceilings, exposed beams and five uPVC sash windows overlooking the front garden and two uPVC sash style windows to the rear elevation. Further features include two Velux skylight windows, tiled flooring, exposed stone walls and ample space for freestanding furniture.

### FIRST FLOOR

The first floor a spacious landing featuring wood laminate flooring, exposed stone walls, feature spotlights, two Velux windows, two uPVC sash windows to the front elevation and a feature window looking down to the original exposed stone feature staircase. Access is provided to second loft hatch. Bedroom one is a good size double bedroom featuring laminate flooring, uPVC window to the rear elevation, Velux skylight, walk-in wardrobes with access to a partially boarded loft with light. A 4-piece en-suite comprising freestanding bath, WC, pedestal wash-hand basin and separate walk-in shower cubicle. Bedroom two is a further good size double room with uPVC sash windows to the front elevation and continuation of wood laminate flooring. Leads into 3-piece en-suite comprising: WC, wash-hand basin, paneled bath with shower over. Bedrooms three and four are both good sized double rooms with continuation of the wood laminate flooring, ample space for freestanding furniture and uPVC windows to the front elevation. The family bathroom has been fitted with a 4-piece suite comprising; a corner bath, WC, wash-hand basin and separate walk-in shower cubicle. The utility room features wall and base units, laminate work surfaces vinyl flooring and plumbing has been provided for two appliances and a Velux skylight window.





Main area: Approx. 347.2 sq. metres (3737.4 sq. feet)

Plus outbuildings approx. 88.4 sq. metres (952.3 sq. feet)

All measurements are approximate and for indicative purposes only. Please consult your solicitor.

Tygwyn Farm, Heol Byeastwood, Coity, -



### GARDENS AND GROUNDS

Ty Gwyn Farm is accessed off a country lane; Heol Byeastwood Road through electric gates onto a private driveway providing parking for multiple vehicles. Also providing a single garage with power supply and manual doors. The property offers 3 acres of land, to the rear of the property is an L-shaped timber stable block with full power supply, outside power socket, water supply and provides four stable box rooms, tack room and hay barn. A fully enclosed Manège and an enclosed paddock with surrounding woodland. The rear of the property also provides access into the boiler room housing the hot water tank and the gas combi 'Worcester' boiler. To the front of the property lies a large patio area ideal for entertaining and leads out onto an enclosed paddock. The front garden is a private laid to lawn garden surrounded by mature shrubs and flower borders with access to the front driveway.

### SERVICES AND TENURE

All mains services connected. Freehold. Drainage is a biodigester

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



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