



Braemar, Heol Yr Ysgol
Bridgend, CF35 6BL

Watts
& Morgan



Braemar, Heol Yr Ysgol

Coity, Bridgend CF35 6BL

£565,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully renovated three-bedroom detached bungalow, occupying a generous 0.3-acre plot in the highly sought-after village of Coity. Ideally located within walking distance of local village amenities and just a short drive from Bridgend Town Centre and Junction 36 of the M4.

The well-presented accommodation comprises an inviting entrance hallway, cloakroom/WC, spacious living room, and a contemporary open-plan kitchen/dining room with direct access to the rear garden. There are three generously sized bedrooms and a stylish family bathroom featuring a large walk-in shower.

Externally, the property boasts an impressive frontage with a substantial driveway providing off-road parking for up to 10 vehicles. A patio area and attractive mature flower beds enhance the front of the property. To the rear, the generous garden enjoys a patio seating area enclosed by fencing, leading onto an extensive lawn that enjoys a private outlook across open fields, creating a wonderful outdoor space for relaxing and entertaining.

Directions

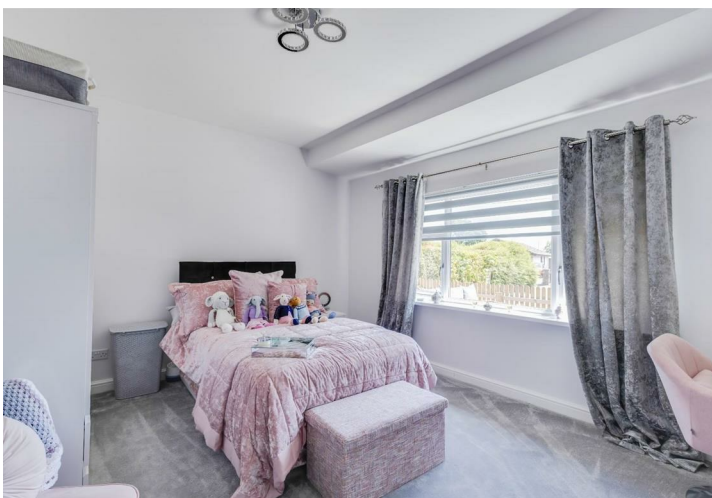
* Bridgend town centre - 2.5 Miles * Cardiff city centre - 21.7 Miles * J36 of the M4 - 2.3 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a contemporary uPVC front door, framed by elegant glazed side panels, into a bright and welcoming entrance hallway, finished with luxury LVT flooring and a practical built-in storage cupboard. A stylish ground floor cloakroom is fitted with a two-piece suite, comprising a wash hand basin and WC, complemented by tiled flooring and a front-facing window.

The impressive living room is flooded with natural light thanks to both front and side-facing windows, creating a wonderfully bright and airy atmosphere. Finished with the same high-quality LVT flooring, this inviting space seamlessly flows through to the stunning open-plan kitchen and dining area.

The contemporary kitchen/diner enjoys patio doors opening onto the rear garden, effortlessly blending indoor and outdoor living. Beautifully fitted with a modern two-tone shaker-style wall and base units, complemented by stylish worktops, the kitchen offers both elegance and practicality. Integrated appliances include a fridge/freezer and dishwasher, alongside a five-ring AEG gas hob, Bosch extractor hood, CDA oven and built-in microwave. There is also space and plumbing for two additional appliances.

Bedroom One is a generously proportioned rear-facing double bedroom, enjoying views over the rear garden through a large window. The room is finished with carpeted flooring and benefits from a practical open wardrobe.

Bedroom Two is another spacious double bedroom, positioned to the front of the property. It features carpeted flooring, a front-facing window and a convenient open wardrobe.

Bedroom Three is also a well-proportioned double bedroom and offers flexibility to suit a variety of needs, whether as a guest bedroom, home office or additional sitting room. It enjoys carpeted flooring and a rear-facing window overlooking the garden.

The contemporary family bathroom is beautifully presented and fitted with a modern three-piece suite comprising a walk-in shower with glass screen, wash hand basin and WC. Fully tiled to both the walls and floor, the room is completed by a side-facing window providing natural light and ventilation.

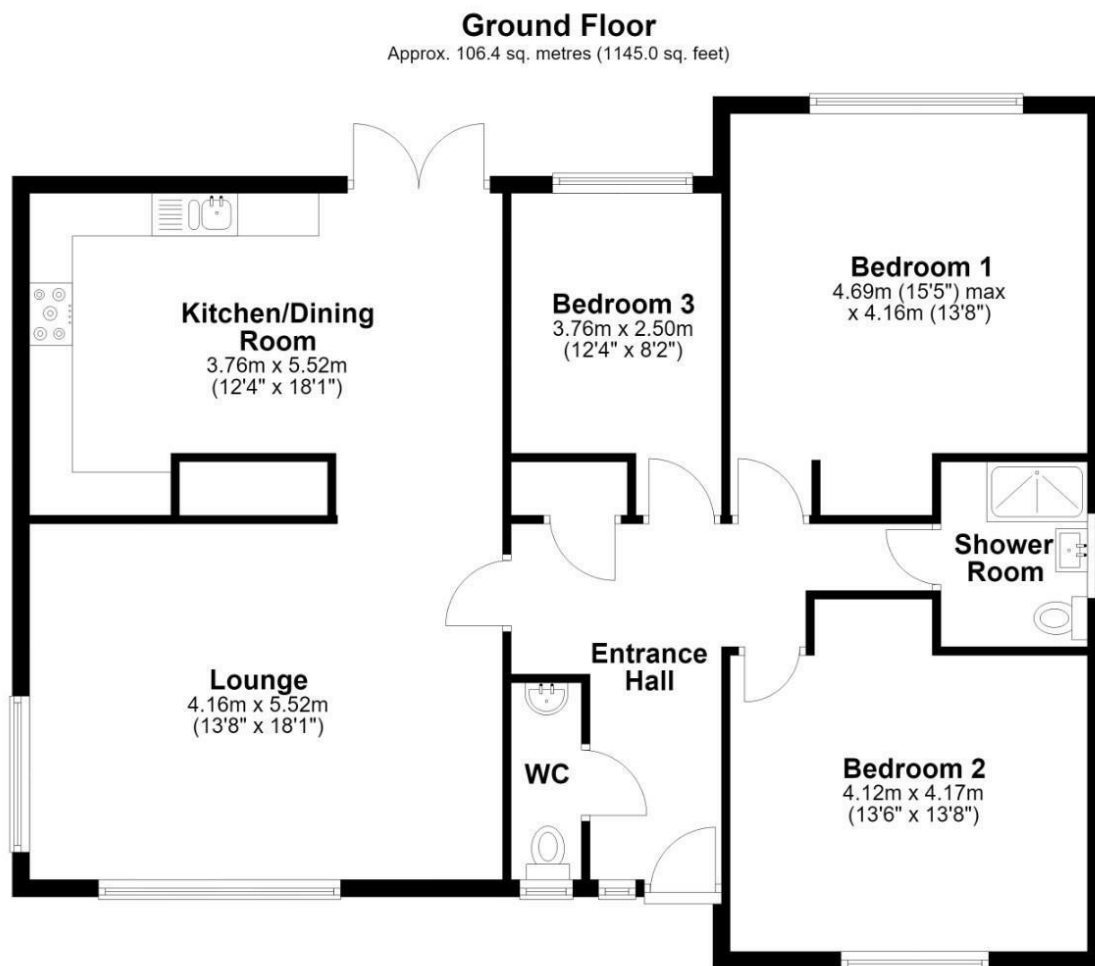
GARDEN AND GROUNDS

Approached from Heol Yr Ysgol, Braemar occupies a generous plot of approximately 0.3 acres and is accessed via a large gravelled private driveway providing ample off-road parking for numerous vehicles and is complemented by attractive raised flower beds. The driveway extends to the side of the property and leads to a detached garage. To the front, a charming patio area enclosed by a traditional picket fence offers plenty of space for outdoor seating and entertaining.

The rear garden enjoys a private outlook across beautiful open fields and features a further spacious patio area, also enclosed by a picket fence. Beyond lies a substantial lawned garden bordered by mature woodland and established trees, creating a peaceful and secluded setting.

ADDITIONAL INFORMATION

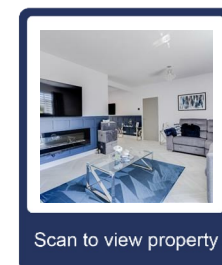
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'G'.



Total area: approx. 106.4 sq. metres (1145.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
England & Wales		EU Directive 2002/91/EC





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