



The Long Barn, Llys Tynewydd
Bridgend, CF35 6BY

Watts
& Morgan



The Long Barn, Llys Tynewydd

Coity, Bridgend CF35 6BY

£699,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An exceptional three-bedroom barn conversion nestled in a peaceful cul-de-sac in the village of Coity, meticulously renovated by the current owners to blend contemporary living with original character. The property offers versatile accommodation across a well-designed layout, ideal for modern family living.

The spacious open-plan kitchen/dining/living room serves as the heart of the home, featuring high-end finishes, ample natural light, and exposed beams that highlight the building's rustic charm. A separate utility room and cloakroom add practicality to the ground floor. The property boasts three well-proportioned bedrooms. The principal bedroom includes a luxurious en-suite bathroom, while the second double bedroom also benefits from its own en-suite. The third bedroom is versatile, suitable as a guest room or home office.

Externally, the home offers a private driveway providing ample off-road parking, a double garage, and beautifully landscaped front and side gardens. Conveniently located within walking distance of local amenities, and just a short drive from McArthur Glen Designer Outlet, Junction 36 of the M4, and Bridgend Town Centre, this property combines rural tranquillity with excellent transport links and access to shops, schools, and public transport.

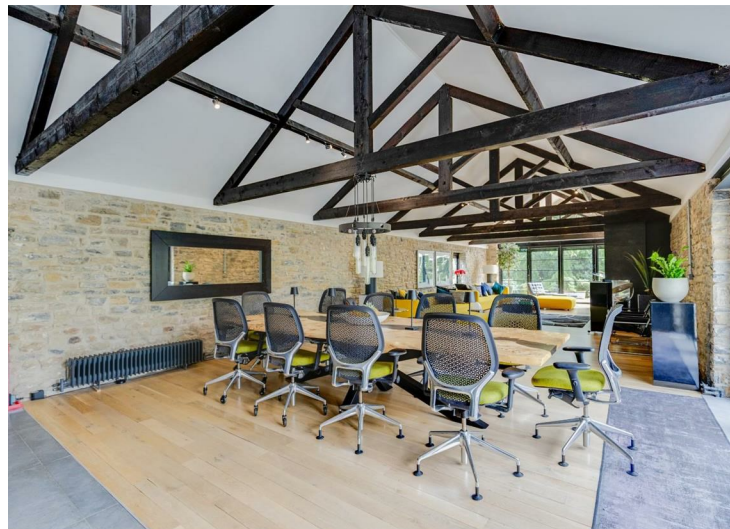
Directions

* Bridgend town centre - 2.5 Miles * Cardiff City Centre - 22.5 Miles * J36 of the M4 - 1.5 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

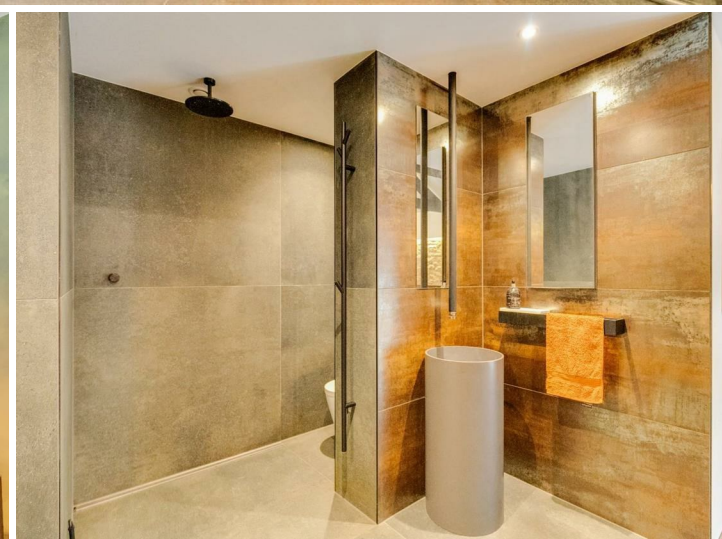
Entered through striking double aluminium front doors, an inviting entrance porch opens into the impressive open-plan kitchen, living and dining area. The living space features beautiful oak flooring, while the kitchen is finished with stylish tiled flooring. Flooded with natural light, the room benefits from bi-folding doors to the front, opening onto a private composite decked terrace, and a further set of bi-folding doors to the side, seamlessly connecting the interior with the beautifully landscaped courtyard garden. A stunning exposed gas living flame fire, set beneath a bespoke oak mantel, creates an attractive focal point within the living area, which offers ample space for both lounge and dining furniture. The room is further enhanced by vaulted ceilings, exposed stone walls, characterful timber ceiling beams and windows to both sides, combining contemporary design with the property's original charm. The bespoke kitchen is fitted with an extensive range of coordinating wall and base units with complementary work surfaces and a central island providing additional storage and a breakfast bar with seating for several stools. A comprehensive range of integrated appliances includes a conventional oven with warming drawer, a combination steam oven with warming drawer, a full-height refrigerator, a drinks fridge, an induction hob with integrated downdraft extractor and built-in recycling bins. Adjoining the kitchen, the utility room continues the range of fitted wall and base units with matching work surfaces and provides space and plumbing for a washing machine and freezer. It also benefits from an integrated dishwasher and a door providing external access. Completing the accommodation is a stylish guest cloakroom, fitted with a WC and wash hand basin, complemented by fully tiled walls and flooring. A sliding door separates the bedroom accommodation, leading into an inner hallway featuring an exposed stone wall, with all principal rooms accessed from here. The superb principal bedroom enjoys bespoke fitted storage, tiled flooring with electric underfloor heating and double doors opening directly onto the courtyard garden. Character features include a vaulted ceiling, exposed beams and atmospheric mood lighting. The luxurious en-suite is appointed with a bespoke wash hand basin, WC and a generous walk-in double shower. Bedroom Two is a spacious double room with oak flooring and a window to the side, benefiting from its own contemporary en-suite shower room, fitted with a walk-in double shower, WC and wash hand basin. The en-suite is finished with fully tiled walls and flooring, recessed spotlighting and a side-facing window. Bedroom Three is another well-proportioned bedroom, featuring built-in storage, an exposed stone wall and a window to the side.

GARDENS AND GROUNDS

Approached via a quiet cul-de-sac off Llys Tynewydd, The Long Barn benefits from ample off-road parking for multiple vehicles and an electric vehicle charging point along with a double garage featuring manual doors and a power supply. To the front, a well-maintained lawned garden is complemented by a composite decked seating area, screened by mature trees to provide a pleasant sense of privacy. To the side, a beautifully landscaped courtyard garden has been thoughtfully designed with a paved patio, an abundance of colourful shrubs and flowering plants, multiple seating areas, and an attractive outdoor water feature. The gardens are fully enclosed by fencing, with a secure gated side access, and are enhanced by outdoor lighting, creating an inviting space to enjoy throughout the day and into the evening.

ADDITIONAL INFORMATION

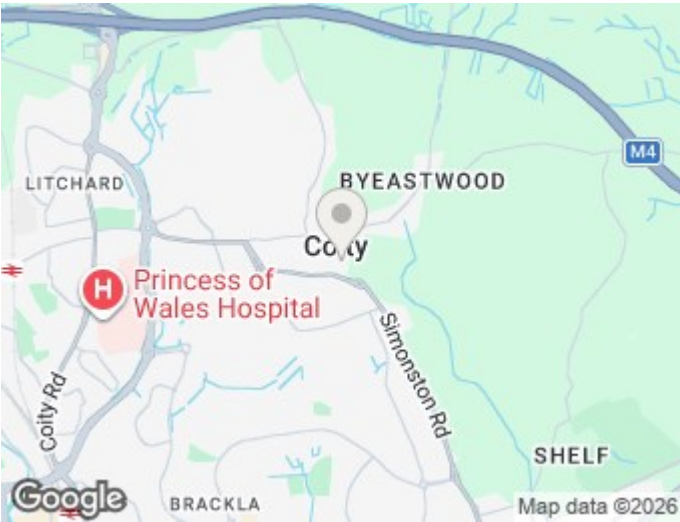
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band G.







Total area: approx. 191.5 sq. metres (2061.0 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	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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