Braemar, Heol Yr Ysgol

Bridgend, CF35 6BL

Watts & Morgan

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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

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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

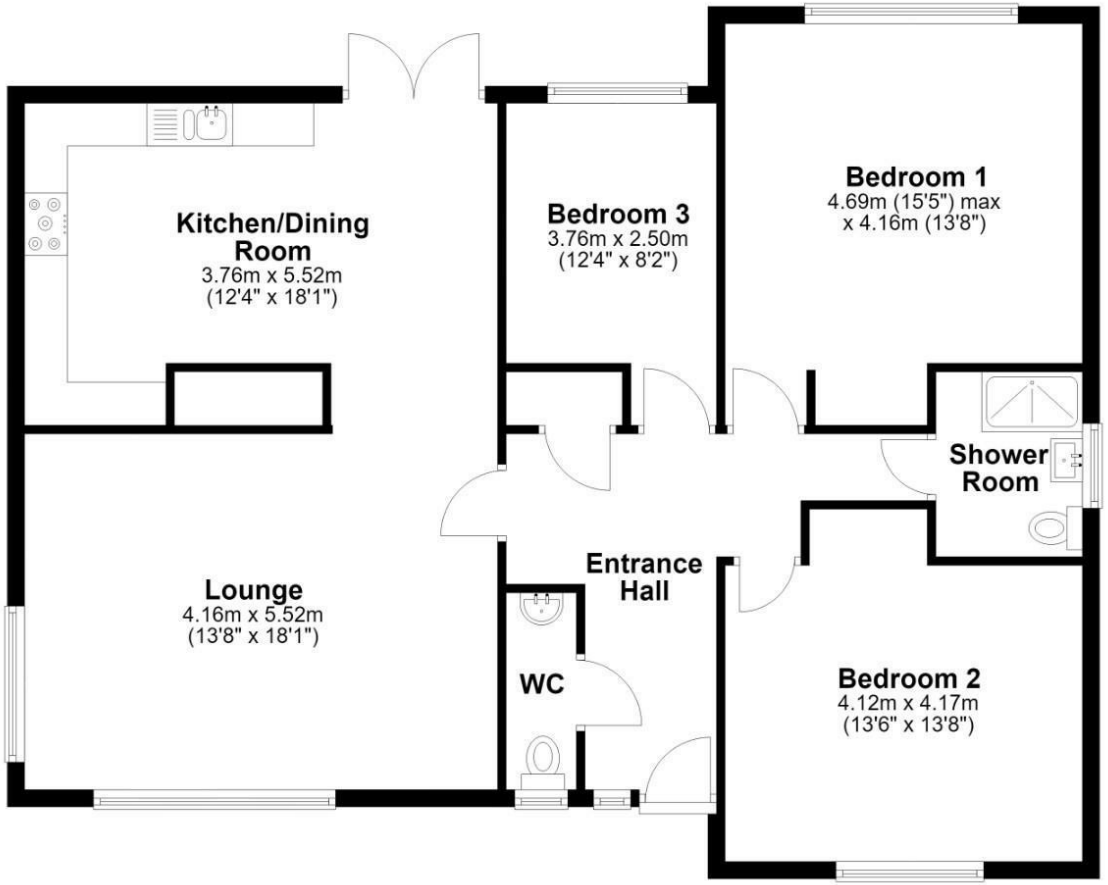
Approached from Heol Yr Ysgol, Braemar occupies a generous plot of approximately 0.3 acres and is accessed via a large gravelled private driveway providing ample off-road parking for numerous vehicles and is complemented by attractive raised flower beds. The driveway extends to the side of the property 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

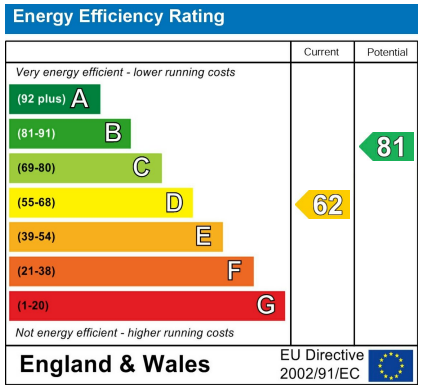
Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'G'.

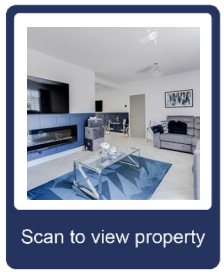
Ground Floor

Approx. 106.4 sq. metres (1145.0 sq. feet)



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





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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