



11, Lon Yr Helyg  
Bridgend, CF35 6DD

Watts  
& Morgan

# 11 Lon Yr Helyg

Coity, Bridgend CF35 6DD

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**£350,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

A beautiful 4 bedroom detached property, located on the popular Parc Derwen Development in Coity. Ideally situated for commuting along the M4 corridor and Bridgend Town with all amenities. The property comprises an entrance hallway, spacious living room, downstairs WC, a modern kitchen/diner with patio doors overlooking the rear garden and separate utility room. To the first floor, four good sized bedrooms which includes a spacious master bedroom with ensuite bathroom as well as a family bathroom with bath. Externally, the property offers a lovely enclosed rear garden, a garage and driveway parking for 2 cars.

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## Directions

\* Bridgend Town Centre - 2.1 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 - 1.7 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered via a composite front door into a bright entrance hallway featuring tiled flooring, a carpeted staircase rising to the first floor, and a useful storage cupboard as well as a side window.

The spacious living room benefits from carpeted flooring and a front-facing window. The ground floor WC which features a continuation of the tiled flooring and is fitted with a two-piece suite comprising a wash hand basin and WC.

To the rear of the property is the open plan kitchen/diner, which features tiled flooring and a rear-facing window, as well as patio doors providing access to the rear garden. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces, with space and provisions for a fridge/freezer and dishwasher. Leading off the kitchen is the utility room, which continues the tiled flooring and has space and provision for a washing machine.

To the first floor, the carpeted landing provides access to four bedrooms, the family bathroom, and an additional storage cupboard.

Bedroom one is a generously sized double room located to the front of the property, featuring carpeted flooring and a front-facing window, as well as benefitting from a double built in wardrobe. The en-suite bathroom features vinyl flooring and a three-piece suite comprising a wash hand basin, WC, and a large enclosed shower.

Bedroom two is a rear-facing double bedroom with carpeted flooring and a rear-facing window.

The family bathroom is fitted with vinyl flooring and a three-piece suite comprising a wash hand basin, WC, and bath, which shower overhead.

Bedroom three is another front-facing bedroom, featuring carpeted flooring and a front-facing window. Bedroom four is situated at the rear of the property, which benefits from carpeted flooring and a rear facing window.

### GARDENS AND GROUNDS

Approached off Lon Yr Helyg, number 11 enjoys private parking to the front providing convenient off-road parking for 2 cars as well as benefitting from a garage. The property benefits from a fully enclosed and landscaped rear garden which includes artificial lawn, patio and decking areas. The space is bordered by secure fencing and also provides access to the garage via a PVC door.

### ADDITIONAL INFORMATION

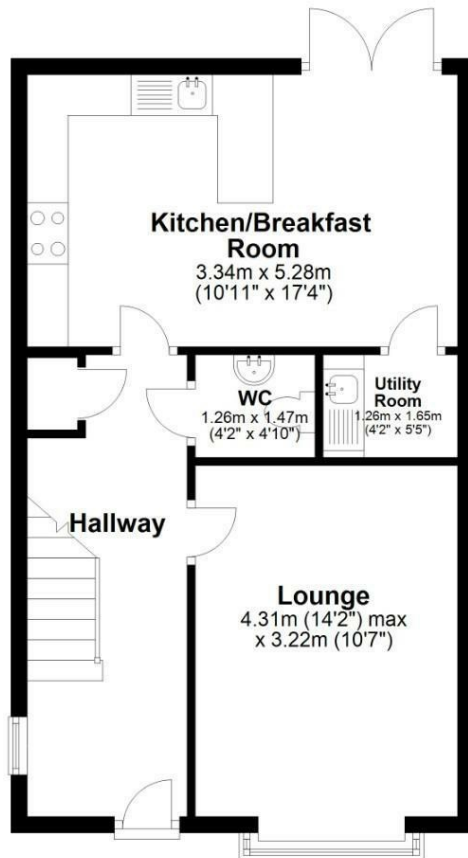
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'.

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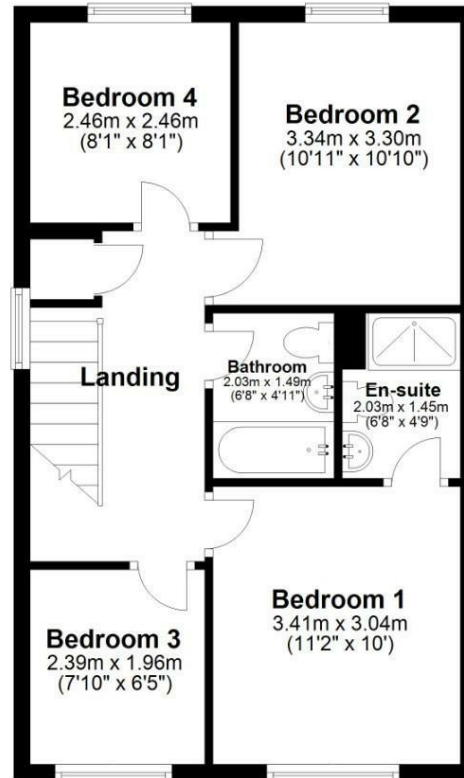
### Ground Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



### First Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 96.5 sq. metres (1038.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	82
	EU Directive 2002/91/EC	



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