



Swn-Y-Deryn, Heol Yr Ysgol  
Bridgend, CF35 6BL

Watts  
& Morgan



# Swn-Y-Deryn, Heol Yr Ysgol

Coity, Bridgend CF35 6BL

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**£599,950 Freehold**

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

New to the market is this spacious 4 bedroom detached property, sat on a desirable plot situated in a sought after area in the village of Coity. Ideally positioned within walking distance of local village amenities and close proximity to Bridgend Town Centre and Junction 36 of the M4.

Accommodation comprises; large entrance hall, access to the integral garage, large living room with access to the rear garden, small steps leading down to the dining room, kitchen/breakfast room, utility room, downstairs WC and shower room as well as access to the rear garden. First floor; four double bedrooms and a three-piece family bathroom. Externally, the property benefits from a spacious private driveway to the front, providing off-road parking for multiple vehicles, an integral garage, and a generous private rear garden with a patio area, beautifully framed by mature shrubs and trees.

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## Directions

\* Bridgend Town Centre - 2.4 Miles \* Cardiff City Centre - 21.0 Miles \* J36 of the M4 - 2.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered via sliding glass patio doors into an attractive porch, featuring tiled flooring and exposed stone walls. From here, a glazed wooden front door, flanked by windows on either side, opens into the spacious entrance hall. The hallway is fitted with carpeted flooring, which continues to the staircase rising to the first floor, and benefits from useful understairs storage as well as internal access to the integral garage.

The rear of the property, the generously proportioned living room provides a bright and welcoming space, featuring carpeted flooring and French doors opening out to the rear garden, complemented by windows to either side that allow an abundance of natural light to flood the room. A charming electric fireplace with hearth serves as an attractive focal point, enhancing the room's warm and inviting atmosphere.

Accessed via a short flight of steps leading down to a carpeted inner hallway, this area provides entry to a versatile front reception room, currently utilised as a dining and sitting room. The room benefits from a large front-facing window, allowing for plenty of natural light, and is fitted with carpeted flooring throughout.

To the rear of the property is the spacious kitchen/diner, accessed from the inner hallway via the dining area. The dining area is fitted with carpeted flooring and offers ample space for a table and chairs, making it ideal for both family dining and entertaining. The kitchen is fitted with a range of coordinating wall and base units complemented by work surfaces and finished with vinyl flooring. A large rear-facing window overlooks the garden, while there is space for a dishwasher, fridge/freezer, and an additional under-counter fridge. The kitchen also benefits from a separate door leading into a secondary hallway, which provides access to the rear garden through a back door and also provides access to the utility room.

The utility room is well proportioned and fitted with a range of wall and base units incorporating a sink, along with space and plumbing for a washing machine and tumble dryer. Finished with vinyl floor tiles, the room also benefits from a side-facing window allowing for natural light.

Accessed from the utility room is a convenient ground-floor WC, featuring a two-piece suite comprising a wash hand basin and WC, carpeted flooring, and a side-facing window. Adjacent to this is a separate shower room, fitted with vinyl flooring, providing additional practicality for family living.

To the first floor, the landing is carpeted and provides access to four well-proportioned bedrooms along with the three piece family bathroom as well as a useful storage cupboard.

The main bedroom is a large double bedroom, located at the rear of the property which offers carpeted flooring, a large rear-facing window, and a large built-in storage cupboard.

The family bathroom is fitted with tiled flooring and a three-piece suite consisting of a wash hand basin, WC, and bath, together with a side-facing window.

The second bedroom is another generous double room, situated at the front of the property, featuring carpeted flooring, a large front-facing window, and built-in storage.

Bedroom three is another great sized double bedroom, also benefitting from carpeted flooring, a side-facing window, and built-in storage. Bedroom four is another front facing bedroom, currently being used as a study, which features carpeted flooring and a front facing window.

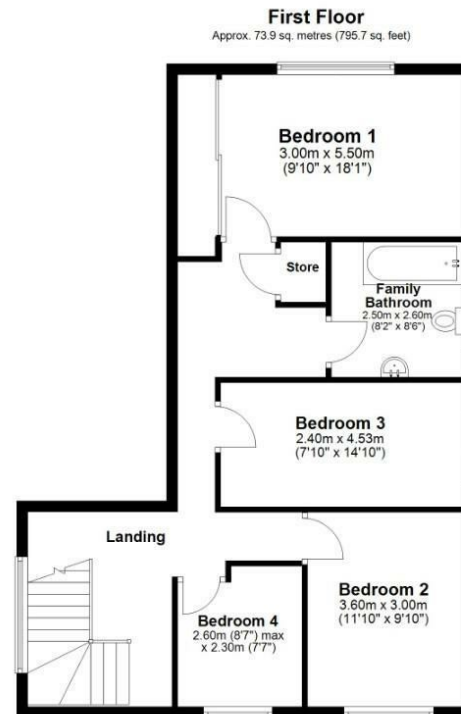
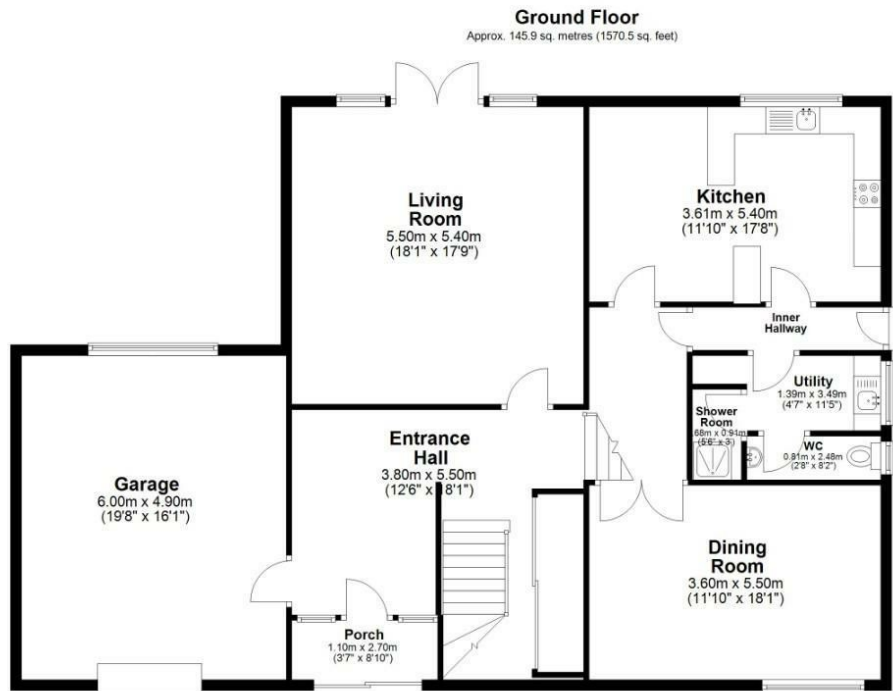
### GARDEN AND GROUNDS

Approached off Heol Yr Ysgol, Sw-n-Y-Deryn occupies a substantial plot and benefits from a large driveway to the front, providing off-road parking for multiple vehicles, together with a spacious integral garage. The front garden is attractively landscaped with mature trees and established shrubbery, enhancing the privacy of the property. To the rear, the property enjoys a beautifully maintained, generously sized garden, offering an exceptional level of privacy thanks to its mature trees, established planting, and surrounding greenery. The garden features a substantial lawn and an elevated patio area, accessed directly from the rear reception room, providing an ideal space for outdoor dining and entertaining. There is also a useful storage shed and convenient side access to the front of the property.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B/C'. Council Tax is Band 'G'.



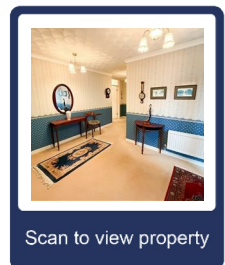


Total area: approx. 219.8 sq. metres (2366.2 sq. feet)



**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>	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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