



7, Llys Yr Onnen
Bridgend, CF35 6FA

Watts
& Morgan



7, Llys Yr Onnen

Coity, Bridgend CF35 6FA

£260,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This beautifully presented three-bedroom semi-detached residence enjoys a private position within the highly sought-after Parc Derwen development in Coity. Ideally located, the property is just a short drive from Junction 36 of the M4, making it perfect for commuters, while Bridgend town centre with its array of shops, restaurants, and excellent transport links is also close at hand. Accommodation comprises; Ground Floor: Entrance Hall, spacious lounge/dining room, modern fitted kitchen, and WC. First Floor: Principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom. Externally the property benefits from off-road parking for two vehicles, a single garage, and an enclosed rear garden.

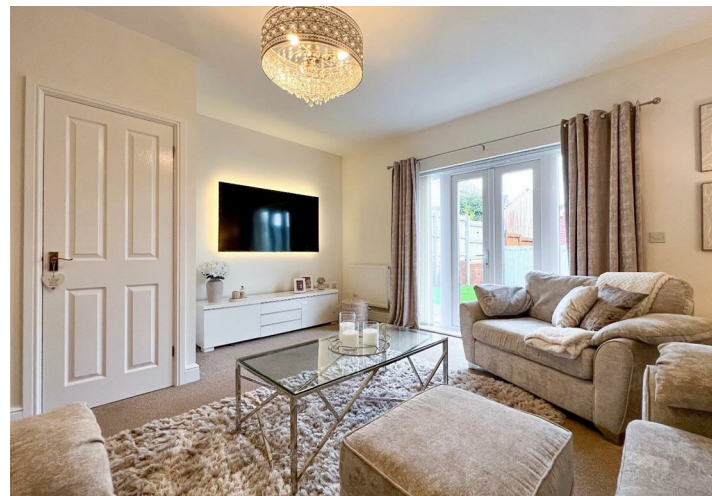
Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a modern uPVC front door into a welcoming entrance hallway, beautifully finished with herringbone vinyl flooring, tasteful wall panelling, and a carpeted staircase rising to the first-floor landing. The kitchen is stylishly appointed with a range of coordinating wall and base units, complemented by sleek worksurfaces and tiled splashbacks. With continuation of the herringbone flooring, a front-facing window, and ample space for a breakfast table, it is both practical and inviting. Integrated appliances include a four-ring gas hob with stainless steel extractor hood and backsplash, along with an oven and grill. Space is provided for a freestanding fridge/freezer and washing machine. A ground floor cloakroom adds convenience, fitted with a modern two-piece suite comprising WC and wash hand basin, finished with vinyl flooring and a front aspect window. The lounge/dining room is a generously proportioned reception space, featuring carpeted flooring, a built-in storage cupboard, and patio doors with adjacent windows that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

The first-floor landing is finished with carpeted flooring and includes a built-in airing cupboard, along with access to the loft hatch. Bedroom One is a generously sized double, complete with carpeted flooring and a front-facing window. This room benefits from its own en-suite, stylishly appointed with a three-piece suite comprising a double shower enclosure with tiled walls, WC, and vanity unit with wash hand basin. The en-suite is further enhanced by vinyl flooring and a front aspect window. Bedroom Two is another spacious double, featuring carpeted flooring and a rear aspect window, while Bedroom Three also enjoys carpeted flooring and rear views, making both ideal for family or guest accommodation. The family bathroom is well presented, fitted with a contemporary three-piece suite including a bathtub with overhead shower and glass screen, WC, and vanity unit with wash hand basin. Finished with partial wall tiling and vinyl flooring.

GARDENS AND GROUNDS

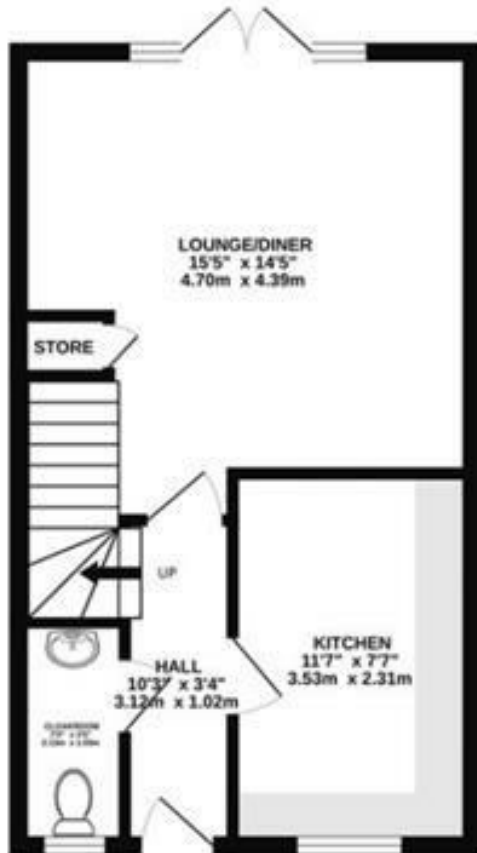
Approached via Llys Yr Onnen, No. 7 enjoys a private setting with dedicated parking to the front, along with an additional space positioned before the single garage, which is fitted with a traditional up-and-over door. To the rear, the property boasts a fully enclosed garden, thoughtfully arranged to include a spacious patio area — perfect for outdoor furniture and entertaining — with the remainder laid to lawn for ease of maintenance. Side access conveniently links the garden back around to the front of the home.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Council tax band "D". EPC Rating "C".



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(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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