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3 Bryn Blodau'r  
Haul  
Coity, Bridgend, CF35 6FX

# 3 Bryn Blodau'r Haul

Asking price **£250,000**

This immaculately presented three-bedroom semi-detached home is located in the sought-after Coity development, accessed via Heol Spencer. Offering three double bedrooms, a south-facing garden, a garage, and off-road parking, the property also benefits from a convenient location close to local amenities, schools, and excellent transport links.

Three double bedrooms

En suite to master

South-facing rear garden

Sought-after Parc Derwen development

Convenient location – Close to local amenities and schools

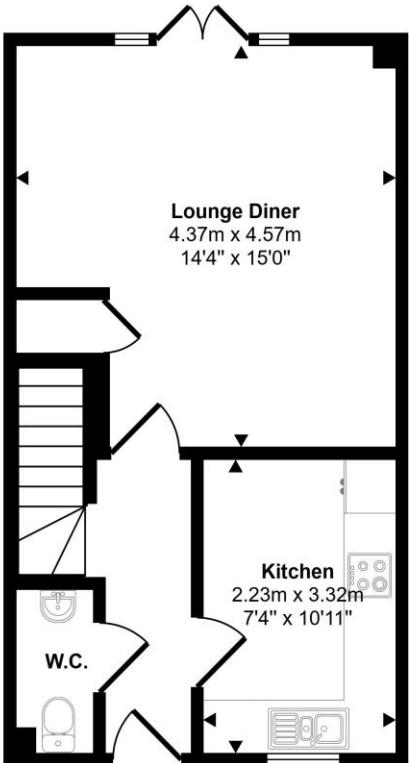
Close proximity to transport links – Easy access to major roads and public transport

Garage and off-road parking

Viewings highly recommended

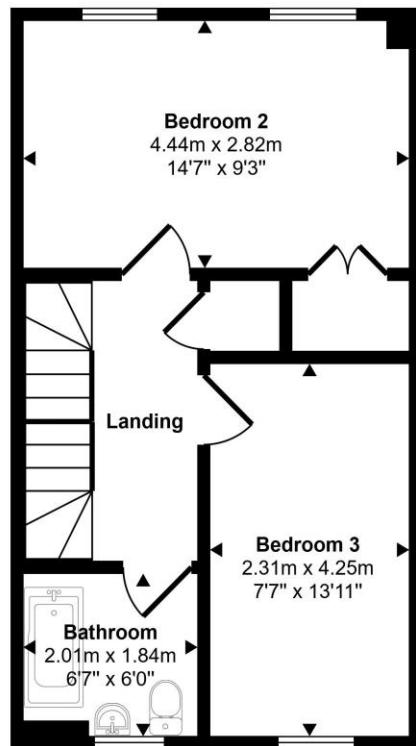


Approx Gross Internal Area  
98 sq m / 1055 sq ft



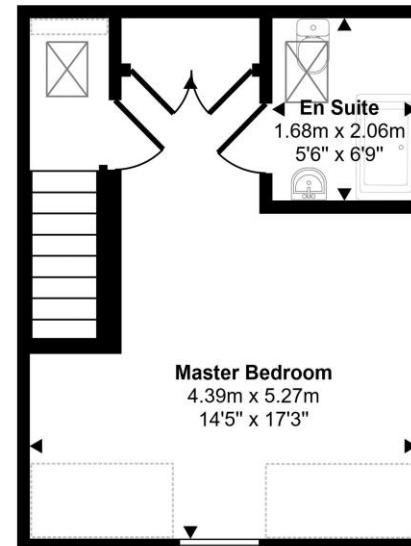
#### Ground Floor

Approx 35 sq m / 381 sq ft



#### First Floor

Approx 36 sq m / 391 sq ft



#### Second Floor

Approx 26 sq m / 283 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Situated on the sought-after Parc Derwen development, accessed off Heol Spencer, is this stunning three double-bedroom semi-detached home.

The property is entered through a composite front door into the entrance hallway, which features tiled flooring, a staircase leading to the first-floor landing, and doorways to the lounge/diner and kitchen. The kitchen is fully equipped with integrated appliances, including a dishwasher, fridge/freezer, washing machine, double electric oven, and gas hob. There is also a window to the front, overlooking the green. Both the kitchen and lounge are fitted with spotlights, adding a modern touch. The lounge benefits from a large storage cupboard and French doors flanked by windows, allowing plenty of natural

light to fill the space and providing a view of the southerly-facing garden. The room is finished with stylish laminate flooring. The downstairs cloakroom is fitted with a modern two-piece suite comprising of a wash hand basin and close-coupled W.C., with tiled flooring.

Upstairs, the first-floor landing provides access to a staircase leading to the second floor, a useful storage cupboard, and two double bedrooms. The family bathroom is fitted with a three-piece suite, including a bath with an overhead shower and screen, a wash hand basin, and a W.C. A PVCu double-glazed window allows natural light to enter from the front. Both double bedrooms on this floor have PVCu windows and built-in storage.

The second-floor landing, illuminated by a Velux window, leads to the impressive master suite. Spanning the length of the property, this spacious room features a porch-style double-glazed window to the front, built-in storage, and access to a generous en-suite shower room. The en-suite is fitted with a three-piece suite, including a shower cubicle, W.C., and wash hand basin, with a Velux window to the rear.

To the front of the property is a small courtyard garden with a pathway leading to the front door. The enclosed south-facing rear garden is laid with gravel and patio slabs, offering side access and a gateway leading to the garage and off-road parking.





## Tenure

Freehold

## Services

All mains services

Council Tax Band

EPC Rating

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

## Directions

To reach Bryn Blodau'r Haul, Coity, Bridgend, CF35 6FX from Junction 36 of the M4 motorway, follow these directions: 1. Exit the M4 at Junction 36: Head towards the A4063, signposted for Bridgend. 2. Continue on the A4063: Follow the A4063 for approximately 1.5 miles until you reach the roundabout. 3. At the roundabout, take the 3rd exit onto the A473: Continue on the A473 for about 2 miles. 4. Turn left onto Heol Spencer: Proceed along Heol Spencer for approximately 0.5 miles. 5. Arrive at Bryn Blodau'r Haul. The property will be on your

**Viewing strictly by appointment through Herbert R Thomas**

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**AWAITING EPC**

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**RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

