



Llys Ceirios, £450,000

- 5 bedroom detached executive family home
- Garage and Driveway for up to 4 cars
- Quiet Cul-de-sac location opposite Park
- Council tax band E
- Close to M4 links
- EPC Rating: B



 5  2  2



About the property

Situated in a quiet cul-de-sac within the modern and highly desirable Park Derwen development in Coity, this substantial five-bedroom double-fronted detached property offers stylish interiors, generous living space, and an ideal layout for modern family life.

This beautifully maintained home is ideally located within walking distance of the Princess of Wales Hospital and offers excellent transport links, including easy access to the M4 motorway, Bridgend Town Centre, and the popular MacArthur Glen Designer Outlet.

Internally, the property features a spacious entrance hall that leads to a separate lounge for relaxed living, and an impressive open-plan lounge/kitchen/diner at the rear of the home. With two sets of French doors opening out onto a sunny rear garden, this contemporary space is perfect for entertaining and everyday family life. Additional ground floor features include a downstairs cloakroom, a separate utility room, and an integral garage offering ample storage and versatility.

Upstairs, the landing leads to five well-proportioned bedrooms. The master bedroom benefits from a modern en-suite with a four-piece suite. Bedrooms two, three, and four are all generous doubles, while bedroom five makes an ideal single bedroom, home office, or dressing room. A sleek four-piece family bathroom completes the accommodation.

Outside, the rear garden is laid mainly to lawn with two patio seating areas and gated side access-perfect for outdoor enjoyment.



Accommodation

Entrance Hall

Lounge - 11' 6" x 15' 2" (3.51m x 4.62m)

Kitchen/Lounge/Diner - 28' 1" max x 15' 2" max (8.56m max x 4.62m max)

Utility - 8' 3" x 5' 6" (2.51m x 1.68m)

Cloakroom

Garage - 9' 8" x 17' 1" (2.95m x 5.21m)

First Floor

Landing

Bedroom One - 11' 5" x 13' 1" (3.48m x 3.99m)

Ensuite

Bedroom Two - 9' 5" x 12' 3" (2.87m x 3.73m)

Bedroom Three - 12' 7" x 8' 4" (3.84m x 2.54m)

Bedroom Four - 8' 3" x 11' 8" (2.51m x 3.56m)

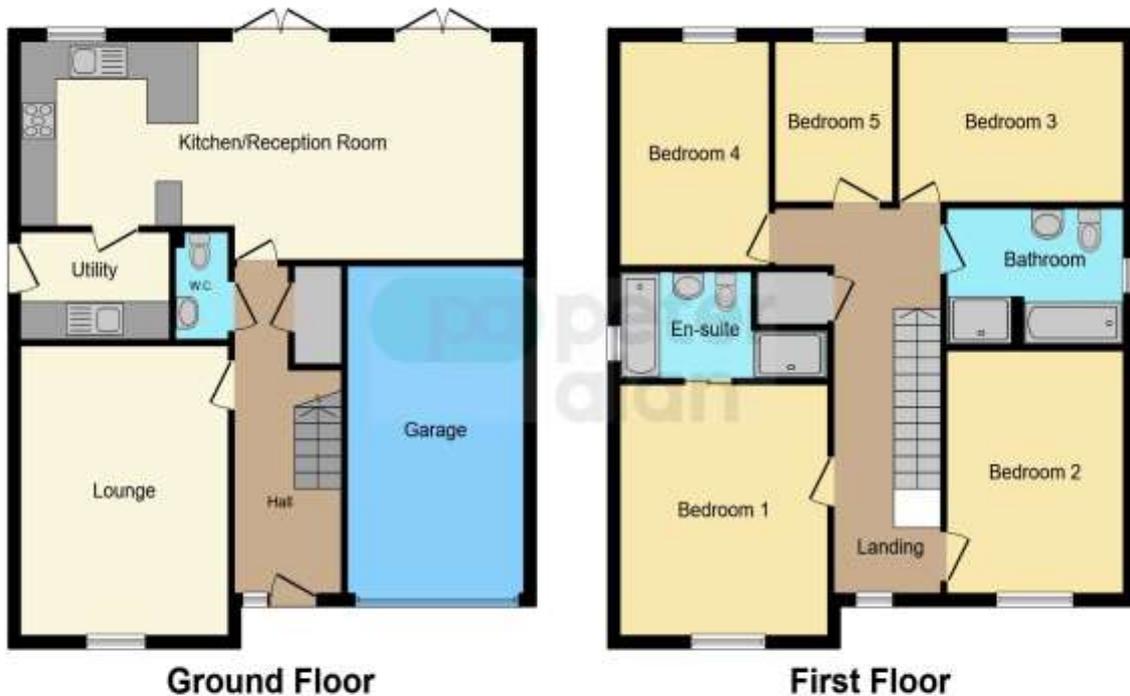
Bedroom Five - 6' 6" x 8' 4" (1.98m x 2.54m)

Bathroom

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Floorplan



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