



An exclusive development of 7 detached properties
in a highly sought after location



THE PADDOCKS
COITY VILLAGE



The Paddocks is an exclusive development of 7 detached properties located within the heart of historic Coity village

The select development of 4 and 5 bedroom detached properties are set off a private cul-de-sac backing on to open country side.

Each property is designed and built to an exacting specification, with traditional designed exteriors blending in perfectly with the character of the village, whilst the interiors are designed and finished to the highest contemporary standards. Houses 5 and 6 are additionally offered for sale with adjoining paddock/field, affording you a sizeable area rarely found with new build properties.



The development fronts Heol-Yr-Ysgol within Coity Village, an historic and highly sought after residential location. Close to the development lies Coity Castle which dates back to the 11th century and is described as one of the best preserved castles in Glamorgan. Next to the Castle lies the Parish Church of St Mary which dates from the 14th century. Within the village is a local store and the well regarded Six Bells Public House. Local primary schooling is at the recently completed state of the art school opened November 2015.

Coity Village is ideally situated just 2 miles or so north of Bridgend Town Centre which benefits from direct rail travel to London Paddington. Just one mile north of Coity is Junction 36 of the M4 Motorway with Cardiff lying approximately 22 miles to the east and Swansea 20 miles to the west. Adjacent to Junction 36 is a food superstore, Odeon Multi Screen cinema and Wales' leading Designer Outlet Village.



Surrounding countryside includes Merthyr Mawr, home to the largest sand dunes in Europe and the stunning scenery and beaches of the Heritage Coast. Slightly further afield but within an easy 45 minute drive includes the Gower Peninsula and the Brecon Beacons National Park.



Please click on the above plot numbers to see more indepth information about the propertites

The Paddocks takes its name from the open countryside bordering the development, including the adjoining pasture which is available for additional purchase alongside your exceptional new home.

Whether for equestrian use or recreation, the area is inviting you to enjoy the benefits of The Paddocks' semi-rural location.







THE PADDOCKS

1

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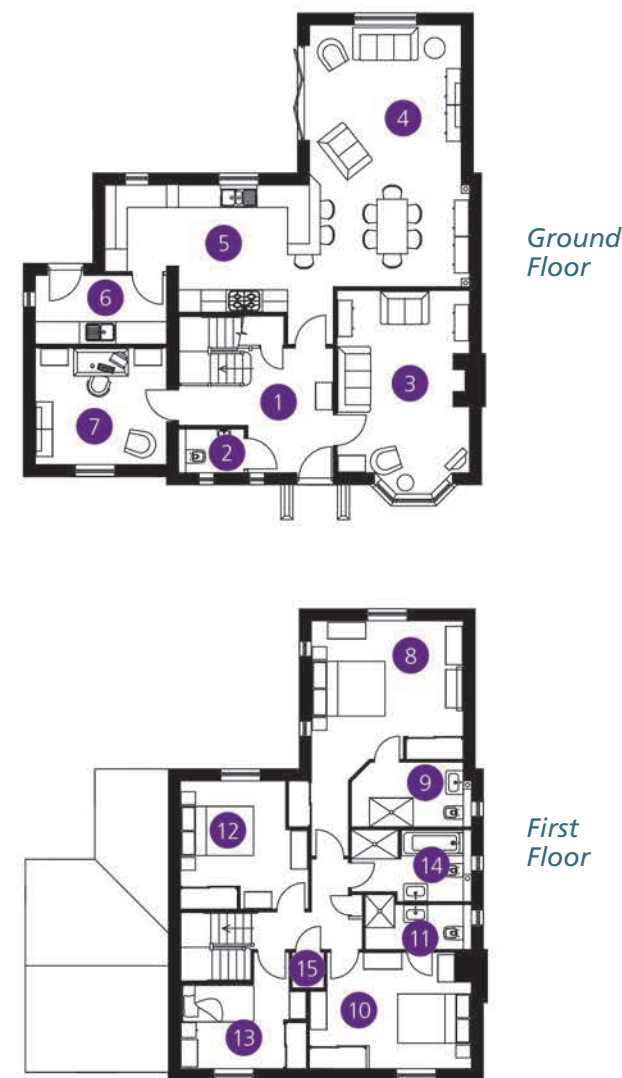
[FLOOR PLANS](#)

Nº1 THE PADDOCKS

Plot 1 enjoys a south facing aspect fronting the development and the quiet Heol-Yr-Ysgol Road. This impressive four bedroom home offers contemporary living which includes open plan kitchen/dining and family room. A detached garage and enclosed garden are located to the rear of the property.

DIMENSIONS

		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	4260	3415	13' 11"	11' 2"
2	WC	1805	1200	5' 11"	3' 11"
3	Lounge	3640	5000	11' 11"	16' 4"
4	Dining/Family	4180	7180	13' 8"	23' 6"
5	Kitchen	5625	3490	18' 5"	11' 5"
6	Utility	3612	1890	11' 10"	6' 2"
7	Home Office	3612	3200	11' 10"	10' 5"
8	Bedroom 1	4180	3800	13' 8"	12' 5"
9	Bedroom 1 En-Suite	3300	1775	10' 9"	5' 9"
10	Guest Bed	4455	3190	14' 7"	10' 5"
11	Guest Bed 1 En-Suite	2920	1235	9' 6"	4'
12	Bedroom 3	3525	3515	11' 6"	11' 6"
13	Bedroom 4	3470	2315	11' 4"	7' 7"
14	Bathroom	3300	1975	10' 9"	6' 5"
15	A/C	885	975	2' 10"	3' 2"



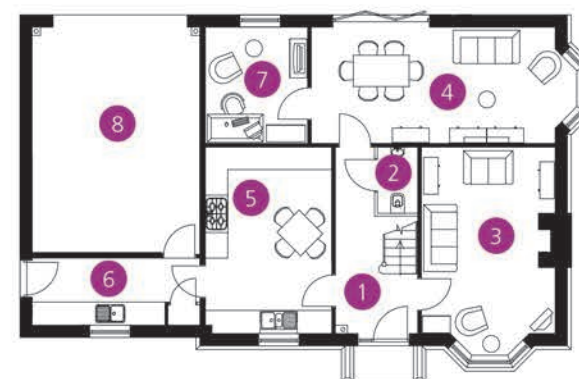


THE PADDOCKS

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Nº 2 THE PADDOCKS

Plot 2 faces you as you enter the exclusive development and like Plot 1 is bounded in part by the original natural stone walling. This striking five bedroom property offers stylish living with accommodation including lounge, dining kitchen, home office and open plan dining/family room with sliding bi-fold doors to the rear garden. To the first floor you will find five spacious bedrooms with both master bedroom and bedroom 2 enjoying luxury en-suite bathrooms.



Ground Floor

DIMENSIONS

		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	2212	5000	7' 3"	16' 4"
2	WC	1085	1770	3' 6"	5' 9"
3	Lounge	3600	5000	11' 9"	16' 4"
4	Dining/Family	6560	3120	21' 6"	10' 2"
5	Kitchen	3400	5000	11' 1"	16' 4"
6	Utility	4512	1800	14' 9"	5' 10"
7	Home Office	2750	3120	9'	10' 2"
8	Garage	4512	6045	14' 9"	19' 9"
9	Bedroom 1	4760	4585	15' 7"	15'
10	Bedroom 1 En-Suite	3385	3335	11' 1"	10' 11"
11	Bedroom 2	3190	4812	10' 5"	15' 9"
12	Bedroom 2 En-Suite	2625	2900	8' 7"	9' 6"
13	Bedroom 3	4130	3335	13' 6"	10' 11"
14	Bedroom 4	3930	3335	12' 10"	10' 11"
15	Bedroom 5	3345	2900	10' 11"	9' 6"
16	Bathroom	2400	3335	7' 10"	10' 11"
17	A/C	2380	720	7' 9"	2' 4"



First Floor



THE PADDOCKS

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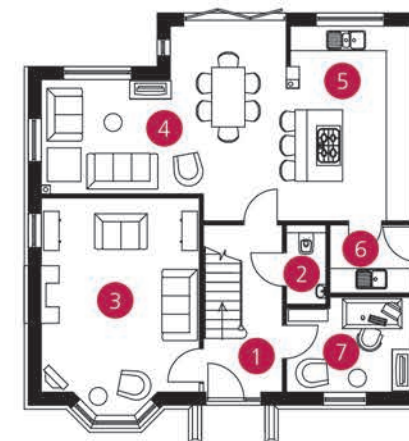
[FLOOR PLANS](#)

Nº 3 THE PADDOCKS

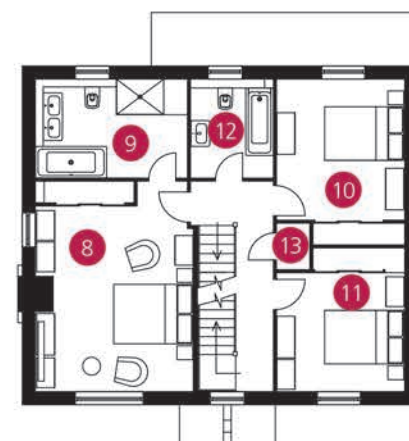
Plot 3 also enjoys a south facing aspect fronting Heol-Yr-Ysgol. This modern detached 3 storey property provides spacious family accommodation including open plan kitchen, dining and family room. In addition there are five bedrooms with en-suite bathrooms to the master bedroom and bedroom 2. Outside there's a detached double garage and gardens to both front and rear.

DIMENSIONS

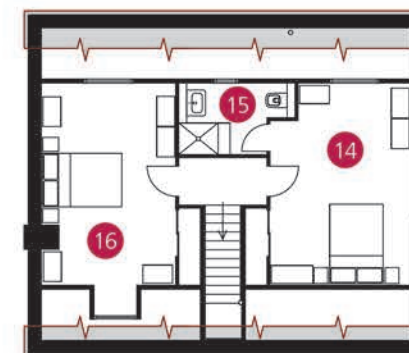
		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	2000	4220	6' 6"	13' 10"
2	WC	1000	2000	3' 3"	6' 6"
3	Lounge	4000	4900	13' 1"	16'
4	Dining/Family	6200	2885	20' 4"	9' 5"
5	Kitchen	3150	4915	10' 4"	16' 1"
6	Utility	2045	1720	6' 8"	5' 7"
7	Home Office	3145	2400	10' 3"	7' 10"
8	Bedroom 1	4000	5310	13' 1"	17' 5"
9	Bedroom 1 En-Suite	3850	2500	12' 7"	8' 2"
10	Bedroom 3	3245	4185	10' 7"	13' 8"
11	Bedroom 4	3245	3625	10' 7"	11' 10"
12	Bathroom	2100	2500	6' 10"	8' 2"
13	A/C	850	1175	2' 9"	3' 10"
14	Bedroom 2	4185	5100	13' 8"	16' 8"
15	Bedroom 2 En-Suite	2940	1800	9' 7"	5' 10"
16	Bedroom 5	3400	5100	11' 1"	16' 8"



Ground Floor



First Floor



Second Floor



THE PADDOCKS

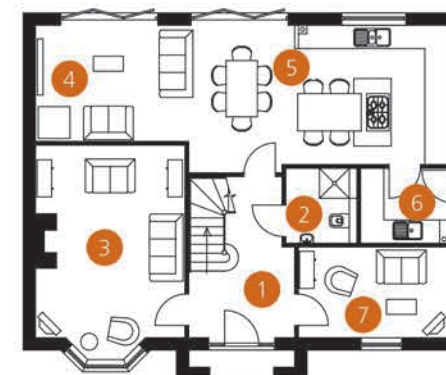
4

Nº 4 THE PADDOCKS

Plot 4 enjoys a westerly access overlooking farmland so the rear of the property and garden would enjoy the early morning sun and the front of the property the evening sunset. This three storey five bedroom property offers generous contemporary living space including open plan kitchen, dining room and family room, featuring two separate bi-fold doors opening out onto the enclosed rear garden.

DIMENSIONS

		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	2835	4300	9' 3"	14' 1"
2	WC	1900	2000	6' 2"	6' 6"
3	Lounge	4000	5135	13' 1"	16' 10"
4	Dining/Family	6935	3100	22' 9"	10' 2"
5	Kitchen	4100	3715	13' 5"	12' 2"
6	Utility	2335	2000	7' 7"	6' 6"
7	TV Room	4000	2420	13' 1"	7' 11"
8	Bedroom 1	4025	5025	13' 2"	16' 5"
9	Bedroom 1 En-Suite	3660	2955	12'	9' 8"
10	Bedroom 3	3200	3960	10' 5"	12' 11"
11	Bedroom 5	4025	3230	13' 2"	10' 7"
12	Bathroom	3200	1780	10' 5"	5' 10"
13	A/C	1530	1000	5'	3' 3"
14	Home Office	4025	2445	13' 2"	8'
15	Bedroom 2	5500	5600	18'	18' 4"
16	Bedroom 2 En-Suite	3460	1710	11' 4"	5' 7"
17	Bedroom 4	3200	5600	10' 5"	18' 4"



Ground Floor



First Floor



Second Floor



THE PADDOCKS

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[FLOOR PLANS](#)

Nº 5 THE PADDOCKS

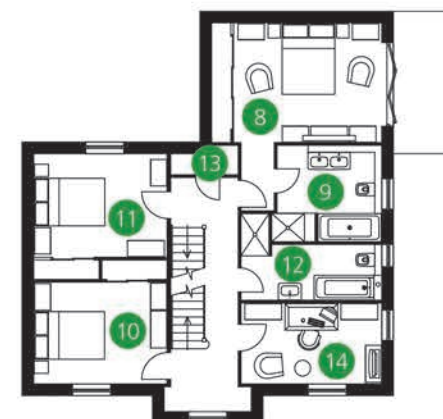
This magnificent family home is situated at the head of the cul-de-sac and is bounded by open countryside to both sides and rear elevations providing for a secluded rear garden area which can be viewed from the master bedroom balcony. Substantial accommodation over three floors includes 5 double bedrooms and a hugely impressive open plan kitchen/dining room/family room that spans the depth of the property. Plot 5 offers a unique opportunity to acquire in whole or in part an adjoining pony paddock/leisure field.

DIMENSIONS

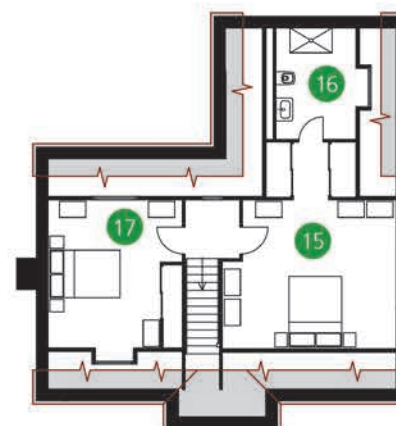
		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	2100	4480	6' 10"	14' 8"
2	WC	2100	1955	6' 10"	6' 4"
3	Lounge	3800	6535	12' 5"	21' 5"
4	Dining/Family	3810	5960	12' 6"	19' 6"
5	Kitchen	4300	4285	14' 1"	14'
6	Utility	2245	2285	7' 4"	7' 5"
7	Store	870	1230	2' 10"	4'
8	Bedroom 1	4845	3400	15' 10"	11' 1"
9	Bedroom 1 En-Suite	2985	2735	9' 9"	8' 11"
10	Bedroom 3	3800	2945	12' 5"	9' 7"
11	Bedroom 4	3800	2895	12' 5"	9' 5"
12	Bathroom	4010	1585	13' 1"	5' 2"
13	A/C	1925	835	6' 3"	2' 8"
14	Home Office	4010	2300	13' 1"	7' 6"
15	Bedroom 2	4950	4225	16' 2"	13' 10"
16	Bedroom 2 En-Suite	2560	3160	8' 4"	10' 4"
17	Bedroom 5	3825	4200	12' 6"	13' 9"



Ground Floor



First Floor



Second Floor



THE PADDOCKS

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[BACK TO SITEMAP](#)

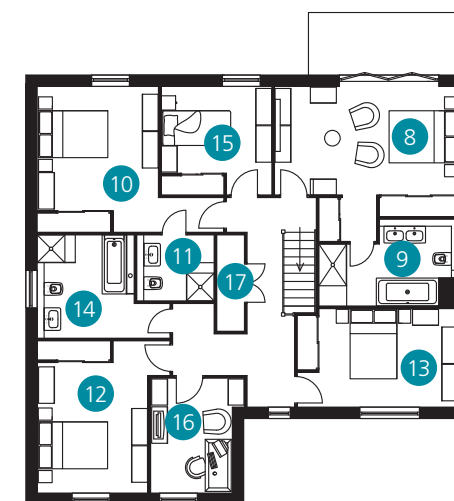
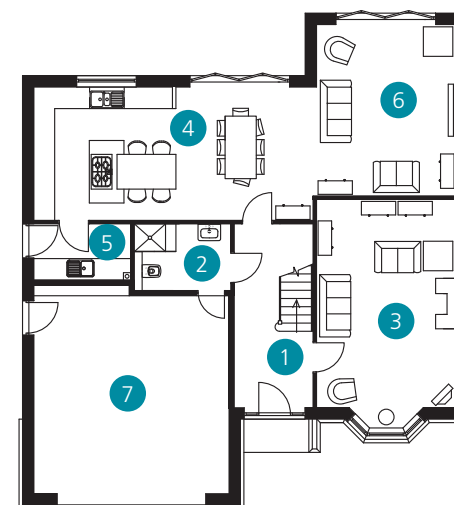
[FLOOR PLANS](#)

Nº 6 THE PADDOCKS

Situated at the head of the private development and again backing onto open countryside this majestic property comfortably sits within its generous plot. With an integral garage the accommodation offers extensive family living. A balcony to the rear off the master bedroom offers wide spanning views over the countryside. Five bedrooms and an additional home office accompany the property. Plot 6 also offers the unique opportunity to acquire in whole or in part an adjoining pony paddock/leisure field.

DIMENSIONS

		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	2275	5295	7' 5"	17' 4"
2	WC	2785	1920	9' 1"	6' 3"
3	Lounge	4000	6000	13' 1"	19' 8"
4	Kitchen/Dining	8160	3840	26' 9"	12' 7"
5	Utility	2800	1620	9' 2"	5' 3"
6	Family Room	4000	4935	13' 1"	16' 2"
7	Garage	5635	5700	18' 5"	18' 8"
8	Bedroom 1	5300	3750	17' 4"	12' 3"
9	Bedroom 1 En-Suite	3465	2500	11' 4"	8' 2"
10	Bedroom 2	3500	4200	11' 5"	13' 9"
11	Bedroom 2 En-Suite	2235	1900	7' 3"	6' 2"
12	Bedroom 3	4650	2835	15' 3"	9' 3"
13	Bedroom 4	3200	4385	10' 5"	14' 4"
14	Bathroom	2800	2975	9' 2"	9' 9"
15	Bedroom 5	3750	3750	12' 3"	12' 3"
16	Home Office	2360	3310	7' 8"	10' 10"
17	A/C	800	2775	2' 7"	9' 1"





THE PADDOCKS

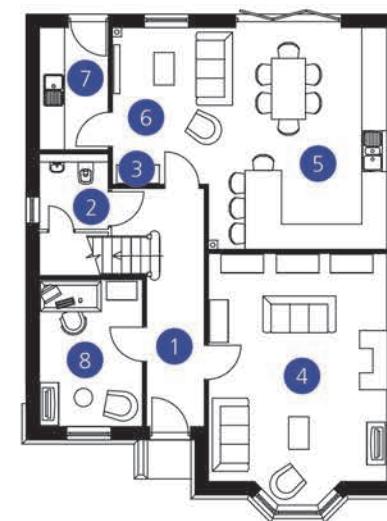
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Nº 7 THE PADDOCKS

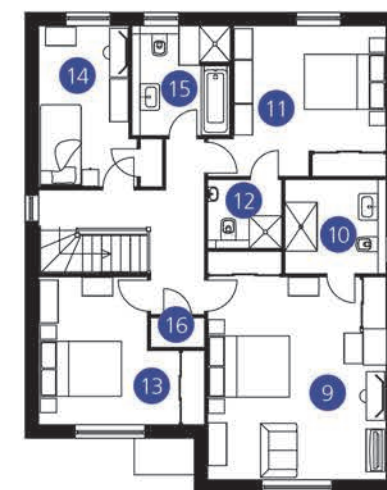
Plot 7 is set in the heart of this private development. This stylish two storey four bedroom property includes open plan kitchen/diner/family room and also a home office. The first floor benefits from four bedrooms with both master bedroom and bedroom two featuring luxury en-suites. A detached garage and driveway provide up to four car parking spaces.

DIMENSIONS

		WIDTH (MM)	LENGTH (MM)	WIDTH (FT & IN)	LENGTH (FT & IN)
1	Hall	1425	5845	4' 8"	19' 2"
2	WC	1700	1855	5' 6"	6' 1"
3	Store	1700	1060	5' 6"	3' 5"
4	Lounge	4400	5600	14' 5"	18' 4"
5	Kitchen/Dining	3720	5450	12' 2"	17' 10"
6	Family Room	3040	3850	9' 11"	12' 7"
7	Utility	1700	3000	5' 6"	9' 10"
8	Home Office	2540	3610	8' 4"	11' 10"
9	Bedroom 1	4395	4985	14' 5"	16' 4"
10	Bedroom 1 En-Suite	2500	2315	8' 2"	7' 7"
11	Bedroom 2	3760	3700	12' 4"	12' 1"
12	Bedroom 2 En-Suite	1825	1690	5' 11"	5' 6"
13	Bedroom 3	4090	3635	13' 5"	11' 11"
14	Bedroom 4	2225	3955	7' 3"	12' 11"
15	Bathroom	2425	2700	7' 11"	8' 10"
16	A/C	1330	730	4' 4"	2' 4"



Ground Floor



First Floor







INTERIOR FEATURES

Walls

- White with a choice of coloured feature wall

Internal Door Sets

- Available from JB Kind Brochure
 - Gallea
 - Apollo
 - Chartwell

Staircase

- Oak with a choice of Oak Spindles or Glass Panels

Central Heating

- Full gas central heating system with Worcester (or equal approved) boiler
- Hot water cylinder
- Underfloor heating throughout with room thermostats allowing flexibility to individual requirements
- The underfloor heating has a Wi-Fi compatible feature which enables you to remotely control the heating from your iPhone or iPad
- System covered against any breakdown for the first two years of occupation by the approved gas central heating installer

Wardrobes

- Built-in wardrobes, with shelf and hanging rail to Master Bedroom, Bedroom 2 and Guest Bedroom

Floor Finishes

- Ceramic or Porcelain tiles throughout Ground Floor
- Oak engineered flooring throughout Ground Floor

KITCHEN & UTILITY FEATURES

Kitchen & Utility

- Sigma Kitchens

Work Surfaces

- Granite or Silestone by messers Prostone

Appliances

- Oven/microwave in tall housing and gas/electric hob, integrated extractor hood, dishwasher, 70/30 fridge freezer in tall housing
- Integrated washing machine/tumble drier

Choice of:-

- Electrolux appliances
- Hotpoint appliances
- AEG appliance
- Neff appliances
- Miele appliances (upgrade option)

EXTERIOR FEATURES

Fascia & Soffit

- PVCu fascias, colour black

Windows

- Traditional Sash UPVCu windows in colour light cream

External Doors

- Composite door
- Steel door pre-finished in woodgrain in choice of Heritage colour

Rear

- Powder Coated Bi-folding doors to rear

Security

- Multi point locking system to front & rear doors

Burglar Alarm

- Alarm system with PIR's

External Lights

- Lantern to front entrance and garages
- 2 low level lighting bollards

Garage

- Door: Panelled insulated sectional door with electronic opening
- Garage with lighting, power points, electric opening door and additional remote handset

Patio/Pathways

- Bradstone Old Rivan paving slabs random sizes in 3 colours

Driveway

- Tarmac

Gardens

- Rear and front gardens to be turfed

Boundaries

- Boundary walls where applicable based on site layout to be natural stone
- Boundary fences to be close boarded painted black

BATHROOM & CLOAKROOM FEATURES

Bathroom, En-suite & Cloakroom Styles

- Bathroom fittings from Mayflower Bathrooms or similar

Downlighters

- To bathroom, en-suite and cloakroom

Shower

- Thermostatic shower from Mayflower Bathrooms or similar

Enclosure

- Shower tray or wet room and enclosure (size and type to suit position on house type drawings)

Wall Tiles

- To bathroom, cloakroom and en-suite
- Full height tiling to walls of all Bathrooms



DIRECTIONS

Travelling north from Bridgend Town Centre along the A4061 dual carriageway, take the 3rd exit off the roundabout signposted Coity and onto West Plas Road.

Continue for approximately ½ mile bearing left at the first set of lights into Coity Village. Once in the village continue along West Plas Road before taking the left-hand turn onto Heol-Y-Eglwys. Proceed then for approximately 300m and "The Paddocks" is found on your left hand side.

Travelling from Junction 36 of the M4 Motorway bear left on the motorway slip road taking the A4061 dual carriageway towards Bridgend.

Go straight ahead at the first roundabout, first left at the second roundabout along the A4061 and then second left at the third roundabout onto West Plas Road and following then the directions as above through Coity Village.



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