



Rosebank, Heol Simonston
Bridgend, CF35 6BE

Watts
& Morgan



Rosebank, Heol Simonston

Coity, Bridgend CF35 6BE

£650,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A Rare Opportunity in the Heart of Coity Village. Set on a generous plot of just under 1.5 acres, this impressive stone-built property offers spacious and versatile living in a sought-after village location. This unique five-bedroom home provides adaptable accommodation with further potential, ideal for families or those seeking multi-generational living.

The property is within walking distance of local shops, schools, and excellent transport links, and just a short drive from Bridgend town centre and Junction 36 of the M4 motorway.

Accommodation comprises: entrance porch, hallway, kitchen/breakfast room, lounge, dining room, sitting room, ground floor shower room, utility room, and a ground floor double bedroom. To the first floor are four further well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a private driveway with ample off-road parking and a superb garden plot offering space, privacy, and scope for future development (subject to planning).

Offered with no onward chain.

Directions

* Bridgend town centre - 2.5 Miles * Cardiff City Centre - 22.5 Miles
* J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance porch with tiled flooring and adjacent windows to the side, internal door leads into the main hallway with carpeted flooring and staircase leading to the first floor. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, vinyl flooring and a window overlooking the front garden. There is ample space for a dining table. Integrated appliances include 4-ring gas hob with oven, grill and extractor hood over and 1½ bowl stainless steel sink with drainer. There is space for undercounter appliances and doors lead off to the lounge and second hallway.

The living room is a great size reception room with sliding doors opening out onto the front garden, carpeted flooring, central feature exposed stone fireplace. The inner hallway has carpeted flooring and a built-in understairs storage cupboard. The dining room is a versatile spacious reception room with carpeted flooring, cast iron fireplace with tile surround and a window to the front and rear aspect. The hallway benefits from a side door leading out to the covered porch area and access to the ground floor shower room and additional rooms. The ground floor shower room is fitted with a 3-piece suite comprising of a shower enclosure with WC and wash-hand basin, vinyl flooring, partly tiled walls and window to the rear. The sitting room has carpeted flooring, velux skylight window and a window to the rear. The utility is fitted with coordinating wall and base units with complementary work surfaces over with vinyl flooring, window to the rear and also houses the 'Worcester' gas combination boiler. There is space and plumbing provided for two appliances and a sink with drainer. Ground floor bedroom five is a double room with carpeted flooring and a window to the side overlooking the gardens.

The first floor landing offers carpeted flooring, two sets of windows to the rear and multiple built-in storage cupboards. Bedroom one is a spacious double bedroom with carpeted flooring and two windows overlooking the front. Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and a window to the front. Bedroom three is a third double bedroom with built-in wardrobes, carpeted flooring and a window to the rear. Bedroom four is a comfortable single room with carpeted flooring and window to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with vinyl flooring, partly tiled walls and window to the rear.

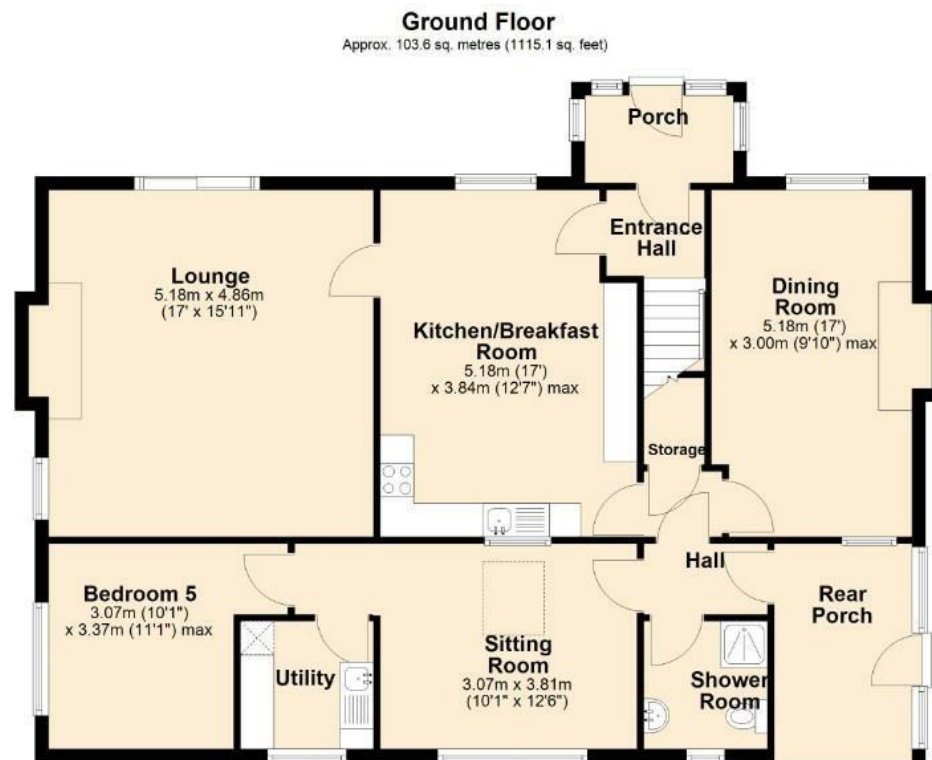
GARDENS AND GROUNDS

Approached off Heol Simonston Rosebank is set on a generous private plot with a private driveway leading up to the property with off-road parking, there is also a covered car port. The generous plot offers huge potential and measures just under 1.5 acres including an enclosed paddock, a timber framed storage shed, a further outbuilding, and a paved patio area around the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "H"





Total area: approx. 170.9 sq. metres (1839.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England & Wales		EU Directive 2002/91/EC



Scan to view property

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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