



Tudor House, Heol Simonston  
Bridgend, CF35 6BE

Watts  
& Morgan







# Tudor House, Heol Simonston

Coity, Bridgend CF35 6BE

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**£725,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A rare opportunity on the outskirts of Coity Village this unique 3/4 bedroom detached property dating back to the early 1900s and available to the market for the first time in 35 years. Set on a generous landscaped plot, this impressive stone-built property offers spacious and versatile living in a private position. Located with convenient access to local transport links, shops, amenities and schools. Just a short drive from Bridgend and J36 of the M4.

Accommodation briefly comprises; porch, entrance hallway, lounge, sitting room, ground floor shower room, kitchen / dining room and a utility. Basement room or potential bedroom. First floor; Bedroom one with en-suite bathroom, two further double bedrooms and a shower room. Externally offering off road gated parking for 3/ 4 vehicles behind electric gates, garage, further allocated parking space and an impressive landscaped garden with various seating areas a summerhouse, shed and outdoor WC.

Being sold with no onward chain.

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## Directions

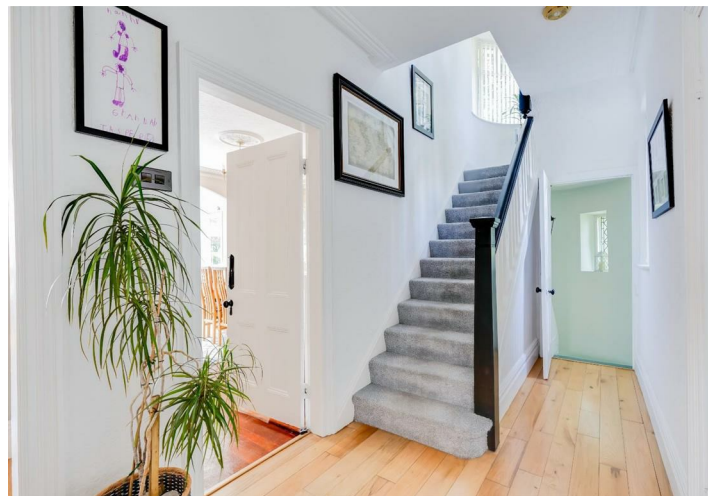
\* Bridgend - 2.5 Miles \* Cardiff - 22.0 Miles \* J36 of the M4 - 2.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a solid wood front door into the porch with built-in storage and a solid wood door opens into the hallway with wood flooring, staircase leading to the first floor and all doors lead off.

The main living room is a superb size reception room with large bay windows with a lovely outlook overlooking the rear garden, a feature fireplace with an inset electric fire, wood flooring and a PVC side door opening out to the rear garden. The dining/sitting room is a generous second reception room with original restored maple wood flooring, large bay windows overlooking the rear garden and a further feature fireplace.

The ground floor wet room has been fitted with a 3-piece suite comprising of a walk-in shower, WC and wash-hand basin with tiling to the walls and flooring and window to the side.

The open plan kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary granite work surfaces over with coordinating splashbacks with tiled flooring, spotlighting, window to the rear and window to the front aspect. There is ample space for a freestanding dining table. Integrated appliances include freestanding 'Britannia' oven with 5-ring hob, inset one and a quarter bowl sink, integrated dishwasher, integrated full length fridge and undercounter freezer and integrated wine cooler. Door leads into the utility room. The utility room is fitted with further wall and base units and work surfaces over. The utility houses the 1 year old oil combination boiler and there is space provided for a freestanding washing machine. The utility has tiled flooring and a PVC door opening out to the rear garden. There is a wonderful spiral staircase leading from the entrance hall leading down to the basement. The basement room is a versatile double bedroom with carpeted flooring and windows to the rear and side aspects.

The first floor landing offers carpeted flooring, built-in storage cupboard and all doors lead off. Bedroom one is a superb size main bedroom with multiple built-in wardrobes and overhead storage, carpeted flooring and windows to the front. Leads into a luxurious ensuite which has is fitted with a 3-piece suite comprising of a freestanding bath tub, WC with hidden cistern and wash-hand basin set within vanity unit with fully tiled walls and flooring, spotlighting and windows to the side. Bedroom two is a generous second bedroom with carpeted flooring, windows to the rear and Fitted with a wash-hand basin with further potential of adding a second ensuite.

The third bedroom is a spacious double bedroom with carpeted flooring and windows to the rear. The bathroom is fitted with a 3-piece suite comprising of a corner shower enclosure, WC and wash-hand basin with tiled flooring, tiling to the walls, spotlighting and a window to the side. The loft access has a pull down loft ladder and the attic space is partially boarded.

### GARDENS AND GROUNDS

Approached off Heol Simonston Tudor House dominates a generous corner plot. The property has a private drive to the front with off-road parking for 3/4 vehicles and side access around to the rear garden. There is a generous garage to the rear with electric door, power and light supply with a pitched roof and a further allocated off-road parking space. The rear garden benefits from a bespoke 'Mulvane' summer house, a large outdoor store with space for a tumble dryer, timber framed garden shed and a handy outdoor WC which is fitted with a WC and wash-hand basin. There is an outdoor hot and cold water tap. The rear garden is a substantially large plot measuring just under a 1/6 of an acre. The garden has been beautifully landscaped with an abundance of colourful shrubs and flowers. There is a resin courtyard area perfect for outdoor furniture with multiple paved seating areas and a large remainder is laid with lawn.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC". Council Tax Band "G". Security alarm system. Electric gates and garage door. Fibre optic cable to property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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