



**hrt**

herbert r thomas

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112 Coity Road

Bridgend,  
CF31 1LU

# 112 Coity Road

Asking price **£259,950**

Situated in a central Bridgend location within walking distance to Bridgend Town Centre, Princess of Wales Hospital and junction 36 of the M4 is this charming traditional three bedroom semi-detached property with garage, large rear garden with outbuilding and ample off-road parking.

Charming traditional three bedroom semi-detached property

Impressive rear garden plot

Garage and ample off-road parking

Original features throughout

Outbuilding used for utility room and outside WC

Two generous size reception rooms

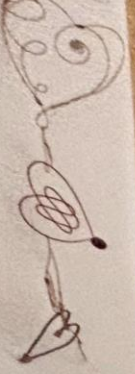
Central Bridgend location

Walking distance to the Bridgend Town Centre and Princess of Wales Hospital

Close proximity to junction 36 of the M4

Viewings highly recommended





This traditional three bedroom semi-detached property with garage, ample off-road parking, generous rear garden and situated in the central Bridgend location within walking distance to local town, shops, amenities and close proximity to Junction 36 of the M4.

The property is entered via a partially glazed door into an entrance hallway with staircase rising to the first floor landing and doorways leading to the two reception rooms and kitchen/diner.

The lounge is a generous sized reception room with feature fireplace and large double glazed window which allows natural light to pour into the space.

The second reception room/sitting room is another generous sized room laid to block parquet flooring with feature fireplace, picture rail and double glazed bayfront window.

The dining room is a well-proportioned room with a double glazed UPVC window and door to the rear giving access out to the garden and an opening through to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with worktop space over and consists of oven with five burner gas hob with complimentary fan overhead, space for fridge and a stainless steel sink with mixer tap. There is a double glazed window to the rear with views to the garden.

To the first floor landing there is a loft inspection point, featured glass window and doorways to all three bedrooms, bathroom and separate WC.

The main bedroom is an impressive size double room laid to carpet with plenty of furniture opportunity, feature fireplace and a large double glazed window to the front.

Bedroom two is a good sized room with a double glazed bay window to the front.

Bedroom three is also a good sized room with a double glazed window to the rear with views to the garden.

The bathroom has been fitted with a two-piece suite comprising; a vanity wash hand basin unit and panel bath with shower overhead. There is a frosted window to the rear.

To the front of the property is a gated driveway ahead of the garage with ample off-road parking and front garden laid mostly to lawn with a chipping section. To the rear of the property is a fully enclosed garden on a large plot with a gated access to driveway, outbuilding with plumbing for one appliance and space for fridge freezer and outside WC. The garden is split into sections of lawn, Astroturf and patio all with furniture opportunities, there is also a greenhouse and ample storage spaces.

Viewings highly recommended.





### Directions

From our office, travel along Derwen Road away from Nolton Street. At the T Junction turn left, proceed through the lights travel around the roundabout taking the third exit, travel through the lights. At the roundabout take the 1st exit onto Coity Road, where the property can be found on the right hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band C  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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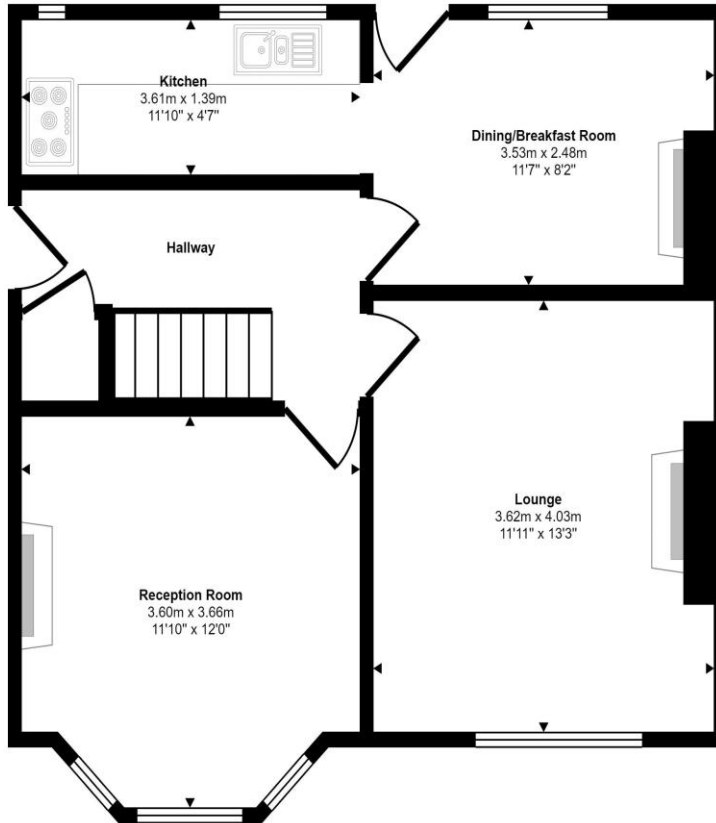
**AWAITING EPC**

**hrt** Est. 1926 **RICS**

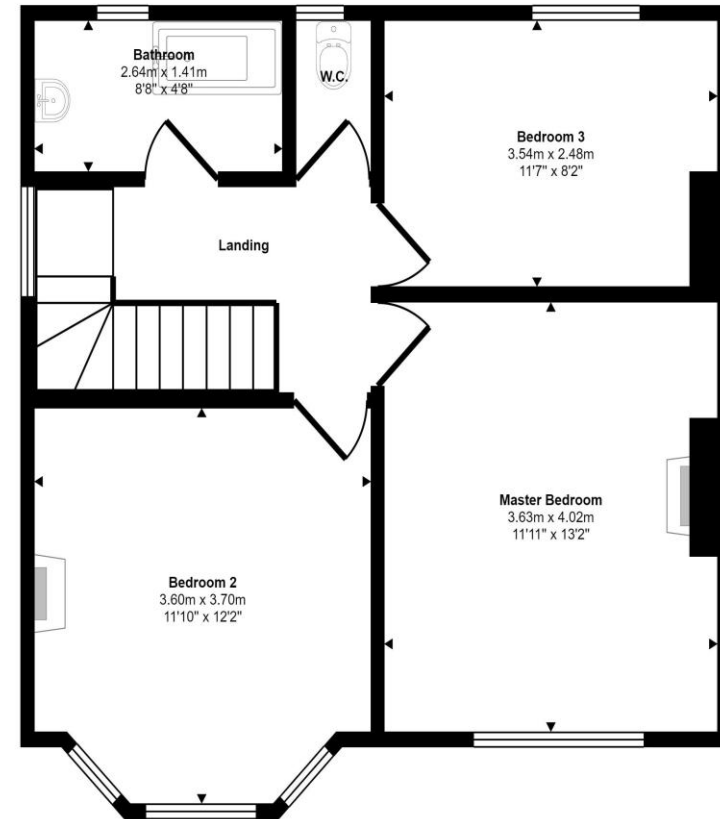
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area  
101 sq m / 1083 sq ft



Ground Floor  
Approx 50 sq m / 540 sq ft



First Floor  
Approx 51 sq m / 544 sq ft

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.

