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herbert r thomas

Coed Parc Park  
Street

Bridgend, CF31 4AZ

[hrt.uk.com](http://hrt.uk.com)



# Coed Parc Park Street

Asking price **£325,000**

Herbert R Thomas is pleased to offer this unique opportunity to purchase Coed Parc, the main Grade II listed detached house situated on the site of the old library on Park Street. Current development proposal comprises plans for the renovation and conversion of the main house into two residential units, with a rebuilding/extension on its western side. Plot to the side available under separate negotiation.



Grade II listed

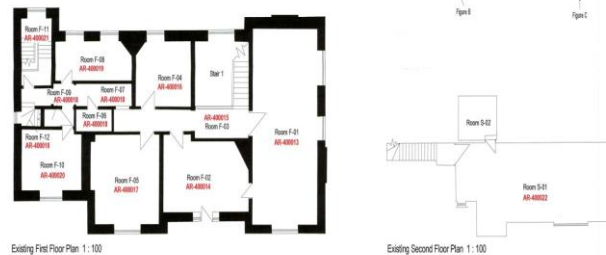
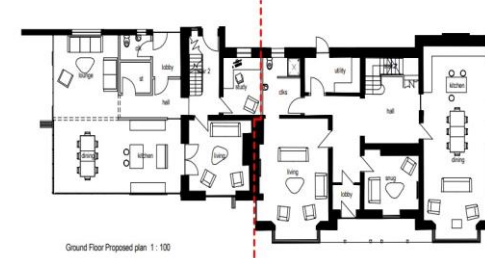
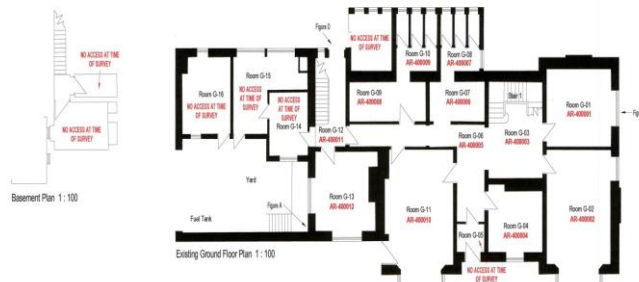
Built in 1899

Current development proposal comprises plans for the renovation and conversion of the main house into two residential units, with a rebuilding/extension on its western side

Original teak staircase and stained glass windows

Balcony to the front

Plot to the side available under separate negotiation



WRC  
REGISTERED  
28 JUL 2016  
ARCHITECTS







Coed Parc was originally developed in 1899 by Samuel Llewellyn as a large two-story, Art Nouveau, villa-style house. Up until 1939, the area was the principal residence of a succession of wealthy Bridgend families. During the Second World War, the site became a local military headquarters. In 1967, the site was purchased by Glamorgan County Council as the headquarters for the County Library Service until it was sold in 2011. The site is now under phased development for executive residential homes.

The main house is Grade II listed and comprises a two-story masonry structure with a painted render finish and a pitched slate roof. External doors and windows are painted timber, single-glazed units. The house currently consists of a ground floor containing a large entrance hall with teak panelling and parquet flooring, a large dining room, a drawing room with a bay window, a morning room, and a study. The main staircase has been described as a "handsome" staircase in teak, with panelling and stained-glass windows. The first floor originally contained six bedrooms. Alongside these were toilets, a linen closet, a housemaid's pantry, and a staircase leading to the attic. Two bays project on either side of the south-facing main door, with ground-floor bay windows and a wooden veranda between the bay windows, over the front door. A mosaic-paved porch to the front door lies between the two bay windows.

In front of the house, the area is tarmacked and bounded by a low brick wall. Both the driveway and footpath are flanked on

both sides by mature trees and bushes, with dense trees and bushes infilling the areas between these routes and the property boundary. Taller trees tend to line the periphery. The entrance to the driveway from Park Street is formed by a simple curving low mortared stone wall and a modern metal traffic barrier gate.

The house and grounds have been modified during its life as a high-status residence in the first half of the 20th century, although sales indicate that any modifications are likely to have been relatively minor. There is likely to have been renovation work to the interior of the house (the extent of which is unknown) and works in the grounds. The site is accessed from Park Street and is bounded to the north, east, and west by existing dwellings on West Road, Coed Parc Court, Park Street,

and Walters Road, respectively. The current development proposal comprises plans for the renovation and conversion of the main house into two residential units, with a rebuilding/extension on its western side. Plans for the potential glass house extension are available to view online. In addition, nine new residential units are largely to be established to the rear of the house, with terraced properties to the east and a detached unit to the southwest.

The house is Grade II listed, and Listed Building Consent would be required for any works that affect the building. Any development within the site boundary is likely to impact the setting of the listed building.







## Tenure

Freehold

## Services

All mains services  
Council Tax Band  
EPC Rating

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

## Directions

From Junction 36 of the M4 , follow the signs for Bridgend town centre. Travel along the A4061 across six roundabouts until the first set of lights. Travel straight through the lights with the Coity Castle pub on your left and under the railway bridge. Follow the dual carriageway straight until you come to the next roundabout and bear left onto Tondur Road, the A473. At the next set of lights, turn right onto Park Street and follow the road for approx 300yards then turn right onto

Viewing strictly by appointment  
through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926

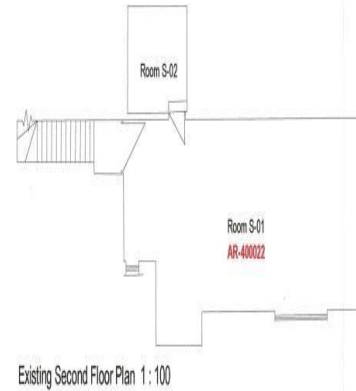
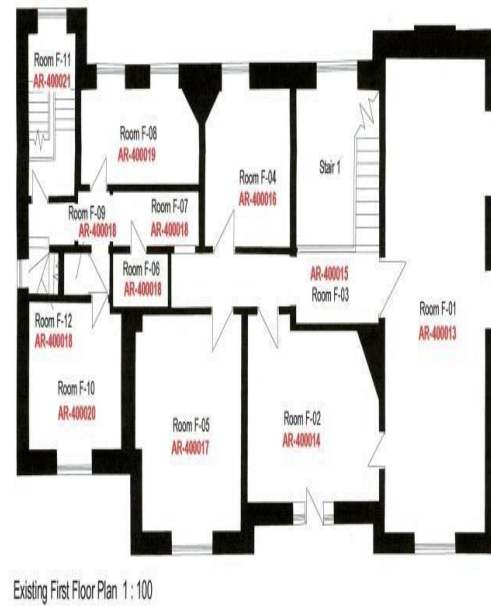
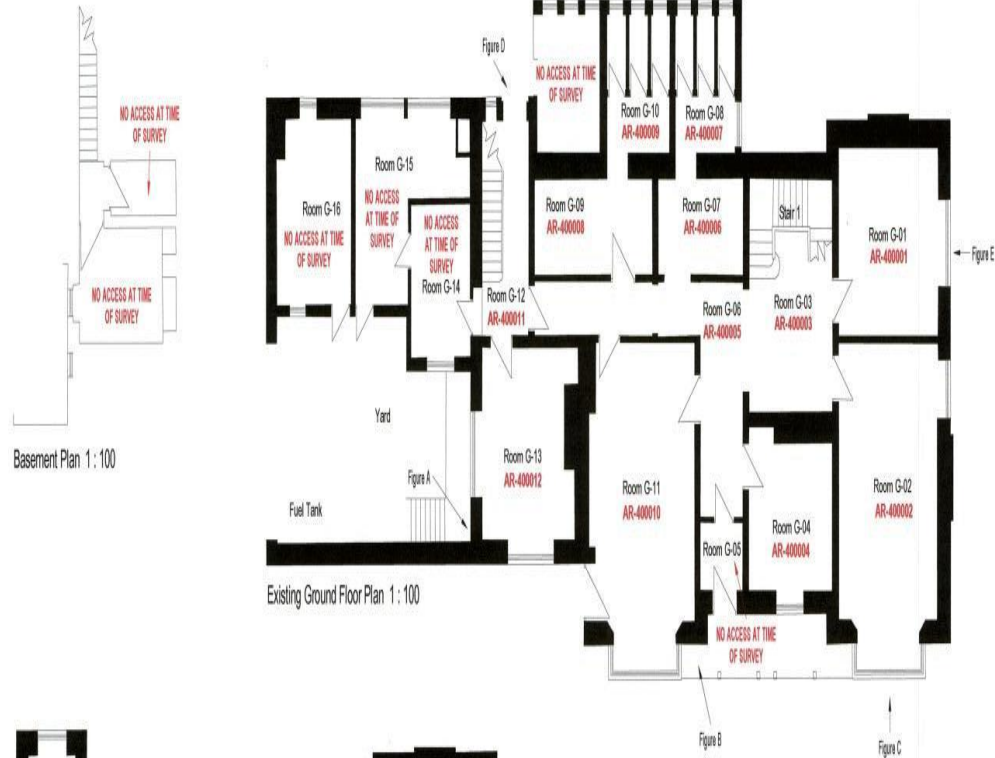


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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









BCBC  
RECEIVED  
29 JUL 2016  
DEVELOPMENT  
DIRECTOR



