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herbert r thomas

68 Coity Road
Bridgend, CF31 1LT

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68 Coity Road

Asking price **Guide Price**
£450,000

We are pleased to present this extensive five-double-bedroom period detached property, situated on a three-quarter-acre plot just outside Bridgend town centre. The property boasts a wealth of original features, including a grand central galleried staircase. Additional benefits include a detached garage and off-road parking.

Stunning Edwardian detached property

Approximately a three-quarter-acre plot

Impressive galleried staircase

Five double bedrooms

Three reception rooms

Detached garage

In need of modernisation

Viewings highly recommended





Situated just outside Bridgend town centre, this stunning five-bedroom period detached property occupies a substantial plot.

The property is entered through a solid wood door into an entrance hall featuring an original marble floor, stained glass windows, and a glazed door leading to the main hall. The main hall showcases a grand wrap-around galleried staircase with a large stained glass window, allowing ample natural light. The ceilings are adorned with decorative mouldings and archways and solid wood doors lead to the lower-floor reception rooms. The two front reception rooms retain a wealth of original features and are of generous proportions, each with a fireplace. The dining room features a side window, a fireplace, a door to a butler's pantry and a further door provides access to a spacious kitchen-diner fitted with a range of base units. The kitchen benefits from a box window to

the rear, additional side windows, and a door leading to the rear patio.

Upstairs, the first-floor landing has solid wood doors to three double bedrooms, two of which feature generous bay windows. Additional doorways lead to a bathroom with a bathtub and wash hand basin, as well as a separate W.C. A second staircase leads to the second-floor landing, which includes a useful storage cupboard and doors to two further double bedrooms.

Outside, the front of the property features a large lawned garden, with a driveway leading to the detached garage providing off-road parking.

To the rear, there is another large lawned garden with a patio seating area.

Viewings of this property are highly recommended to fully appreciate the opportunity on offer.





Tenure

Freehold

Services

All Mains services
Council Tax Band G
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.

AWAITING EPC

Directions

From our office on Derwen Road, head north to the dual carriageway and turn left. Follow the road and take the third exit at the roundabout, passing Tesco on the left-hand side. At the second set of traffic lights, turn left onto Coity Road, where the property will be found on the right-hand side, as indicated by our For Sale board.

Viewing strictly by appointment
through Herbert R Thomas

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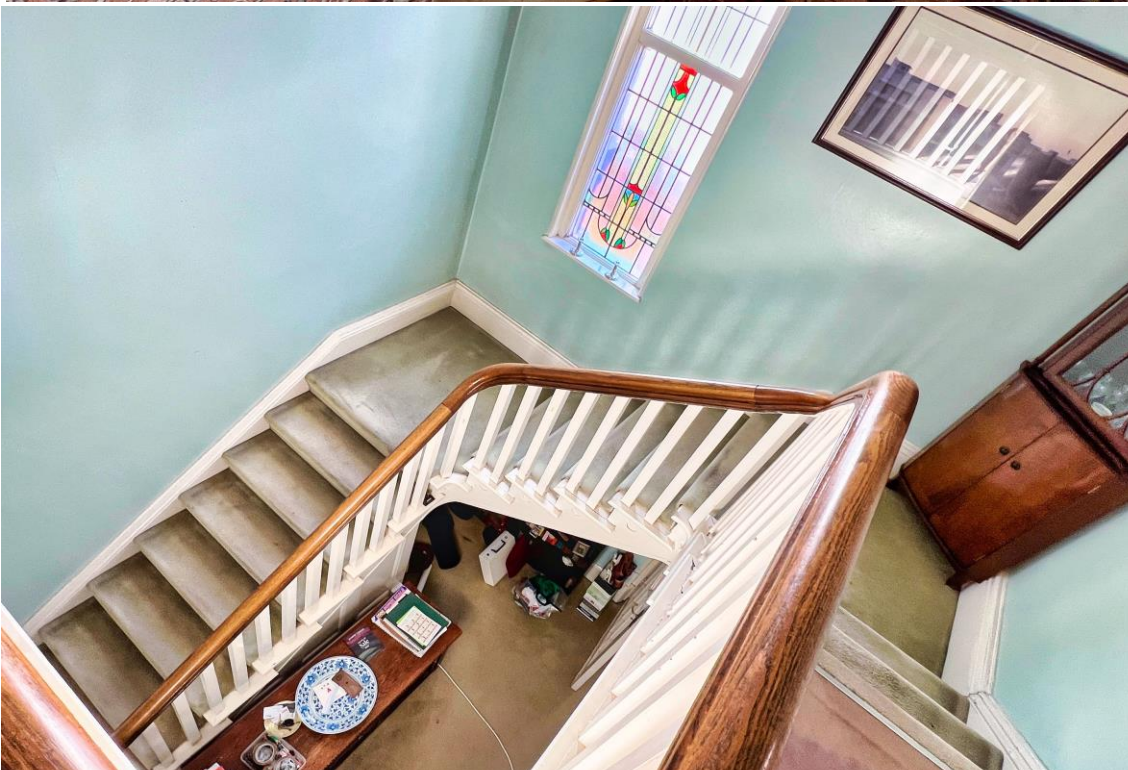
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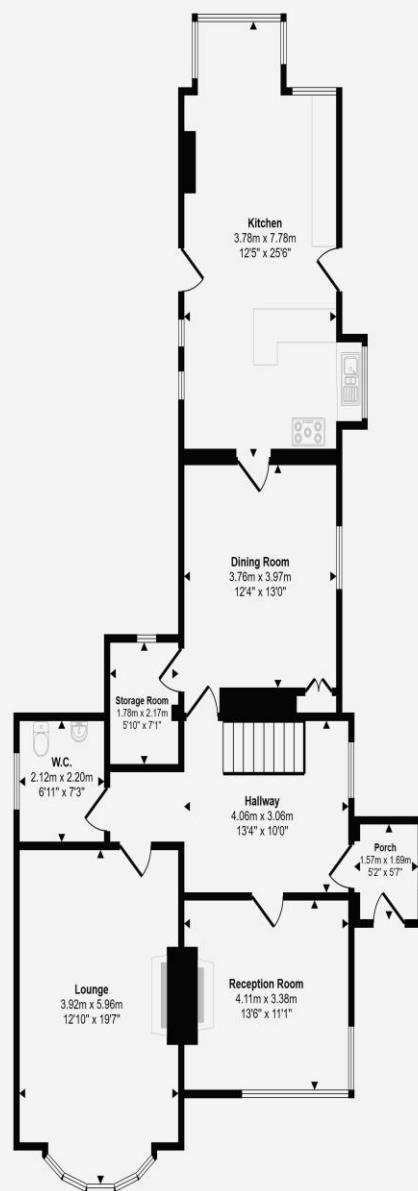
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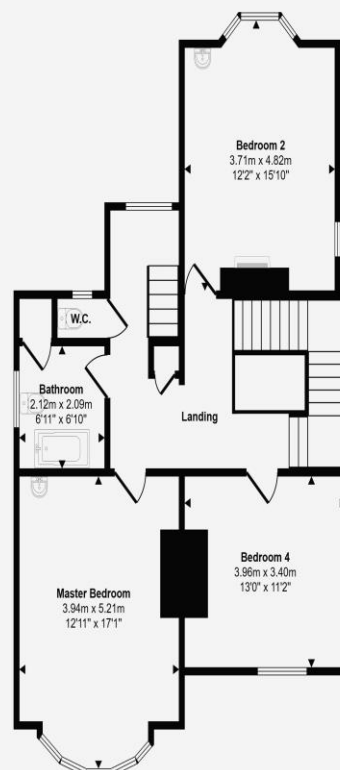
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



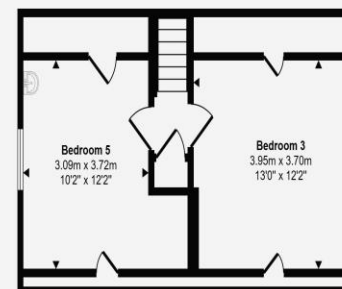
Approx Gross Internal Area
228 sq m / 2459 sq ft



Ground Floor
Approx 111 sq m / 1193 sq ft



First Floor
Approx 78 sq m / 844 sq ft



Second Floor
Approx 39 sq m / 422 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.

