



Heol Simonston

Coity, Bridgend, CF35 6BE

£595,000



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McHattons are proud to present to the market this enchanting stone cottage within Simonston, Coity, Bridgend, this remarkable semi-detached stone cottage, dating back to approximately 1588, offers a unique blend of historical character and modern living. Originally two separate dwellings, the property has been thoughtfully converted into a spacious family home, providing an abundance of room for both relaxation and entertainment.

Upon entering, you are greeted by two generously sized reception rooms that exude warmth and charm, with stone feature inglenook fireplace to one reception room and through arch wall into a second reception room with stone feature walls and wood burner fireplace, perfect for hosting gatherings or enjoying quiet evenings. The separate dining room is ideal for family meals, while the fitted kitchen, complete with a traditional Belfast sink and ample preparation areas, is a culinary enthusiast's dream.

The first floor boasts four well-proportioned double bedrooms, ensuring plenty of space for family or guests. Two bathrooms add convenience and comfort, catering to the needs of a busy household.

In addition to the main living areas, the property features an attached double garage, which includes an upper floor reception or games room, providing a versatile space for leisure activities or a home office/studio.

Set within extensive gardens that span approximately half an acre, this home offers a delightful outdoor retreat, perfect for gardening, play, or simply enjoying the fresh air. The ample off-road parking accommodates several vehicles.

This stunning property is a rare find, combining historical charm with modern amenities in a picturesque setting. It presents an exceptional opportunity for those seeking a spacious family home in a tranquil yet accessible location.





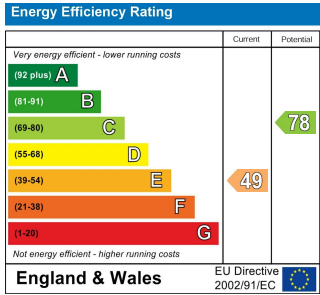
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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