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3 Chapel Row Heol Spencer, Coity

Bridgend

Guide Price **£184,950**

3 Chapel Row Heol Spencer

Coity, Bridgend

A stone-fronted two-bedroom character cottage in the heart of Coity, combining period charm, a log-burning stove and a generous south-facing front garden within this established village setting.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Set within the historic village of Coity, this attractive stone-fronted cottage offers the sort of character and setting that gives the property an immediate sense of individuality.

Coity itself is centred around the ruins of Coity Castle and the village church, and the property sits comfortably within that established village environment. A particular feature is the south-facing front garden, which provides a pleasing outdoor space in front of the cottage and adds considerably to its overall appeal.

Internally, the accommodation is arranged around an open-plan lounge and dining room extending across much of the ground floor. The room has a warm, cottage feel, with a log-burning stove set against exposed stonework creating a natural focal point, while an alcove incorporates useful built-in storage. Stairs rise from here to the first floor, allowing the space to work comfortably as both sitting and dining accommodation.

To the rear, the kitchen is fitted with a range of wall and base units and provides space for a freestanding cooker, fridge/freezer and washing machine. A rear door gives access outside, while the wall-mounted gas boiler is also positioned within the kitchen.

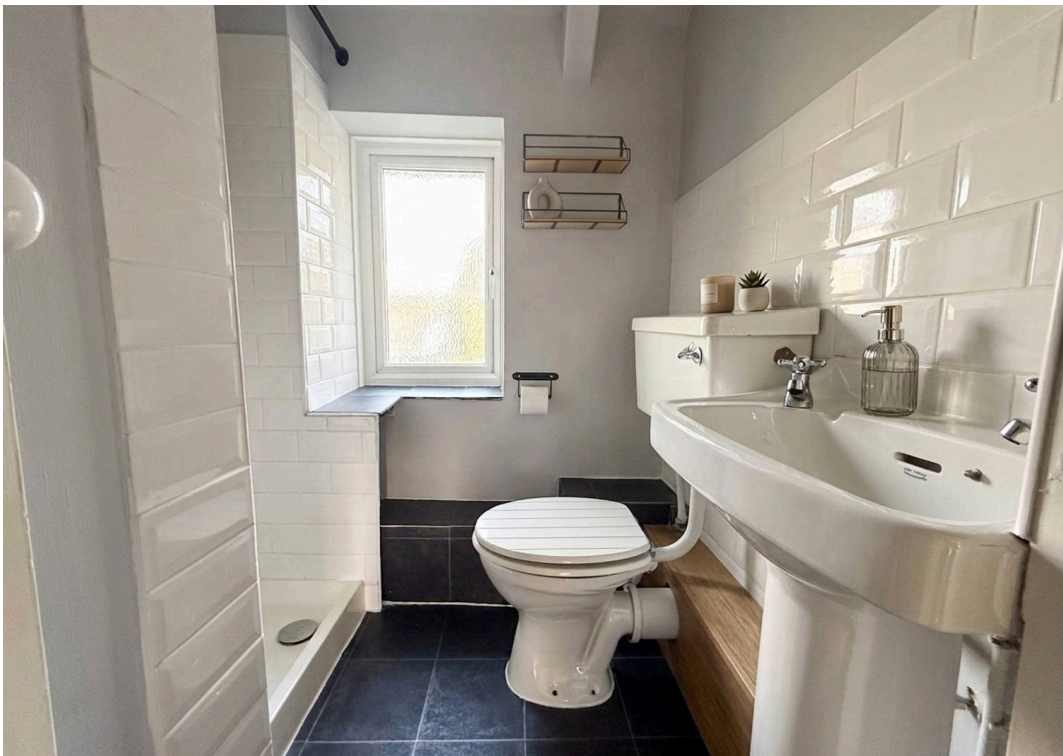
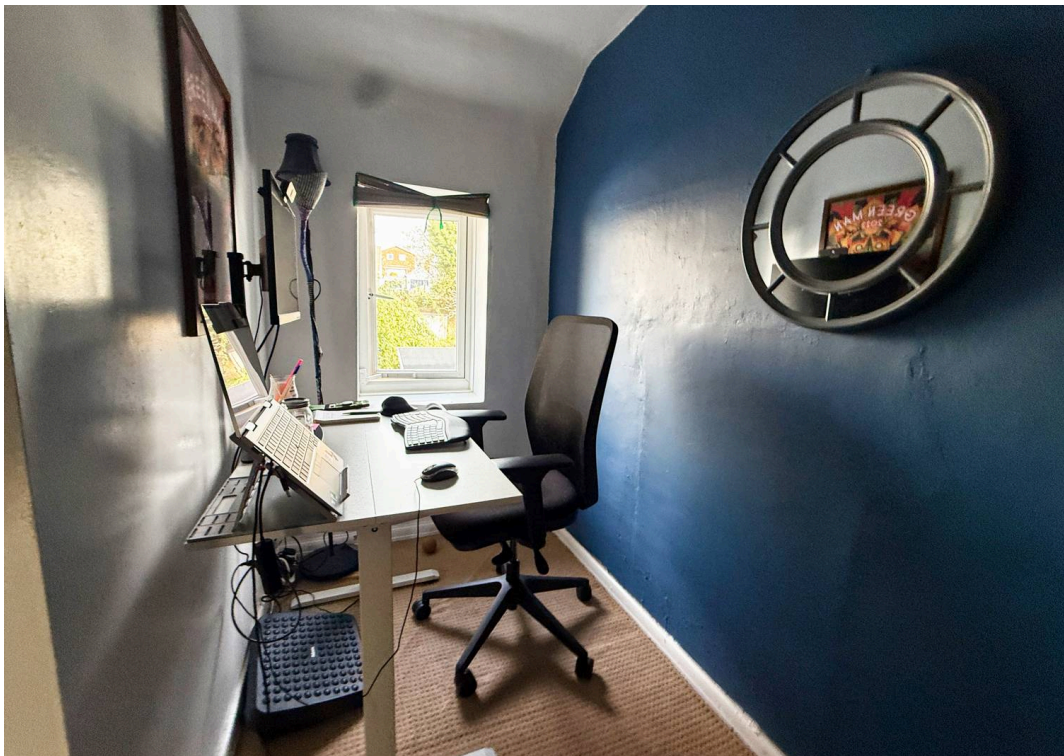
Upstairs are two bedrooms together with the bathroom. The principal bedroom is a particularly practical room, benefiting from two front-facing windows and a built-in double wardrobe with hanging rails and shelving. The second bedroom overlooks the rear, while the bathroom is fitted with a three-piece suite including a shower over the bath. The loft is boarded, providing further useful storage.

Outside, a shared pathway leads towards the cottage, with a small courtyard area immediately to the front offering space for a bistro table before opening into the main south-facing garden. This is laid principally to lawn with established borders and shrub planting and enclosed by a picket fence, giving the frontage a particularly appealing cottage character.

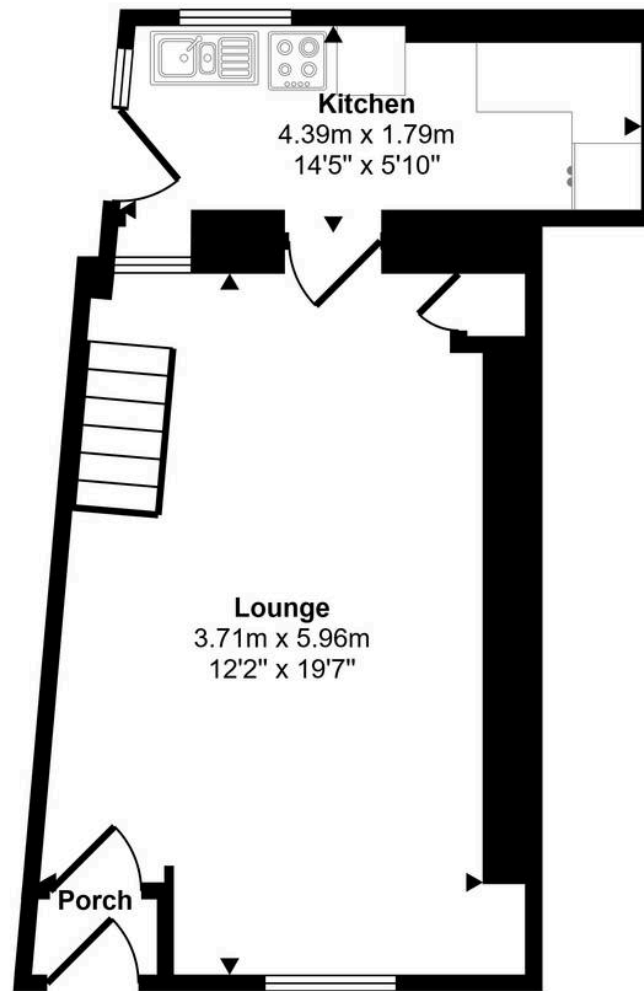
To the rear is a pathway together with a brick-built store and space for an additional shed.

With its stone frontage, village position, south-facing garden and characterful living space, this is a particularly appealing first purchase or village home, offered for sale with no ongoing chain.

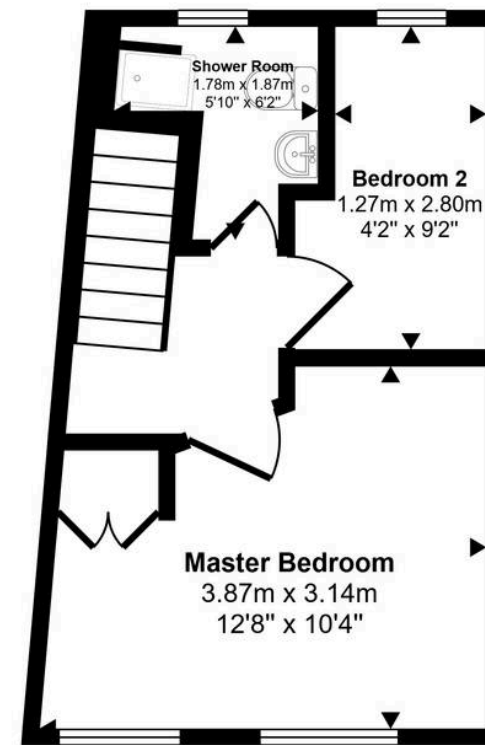




Approx Gross Internal Area
55 sq m / 587 sq ft

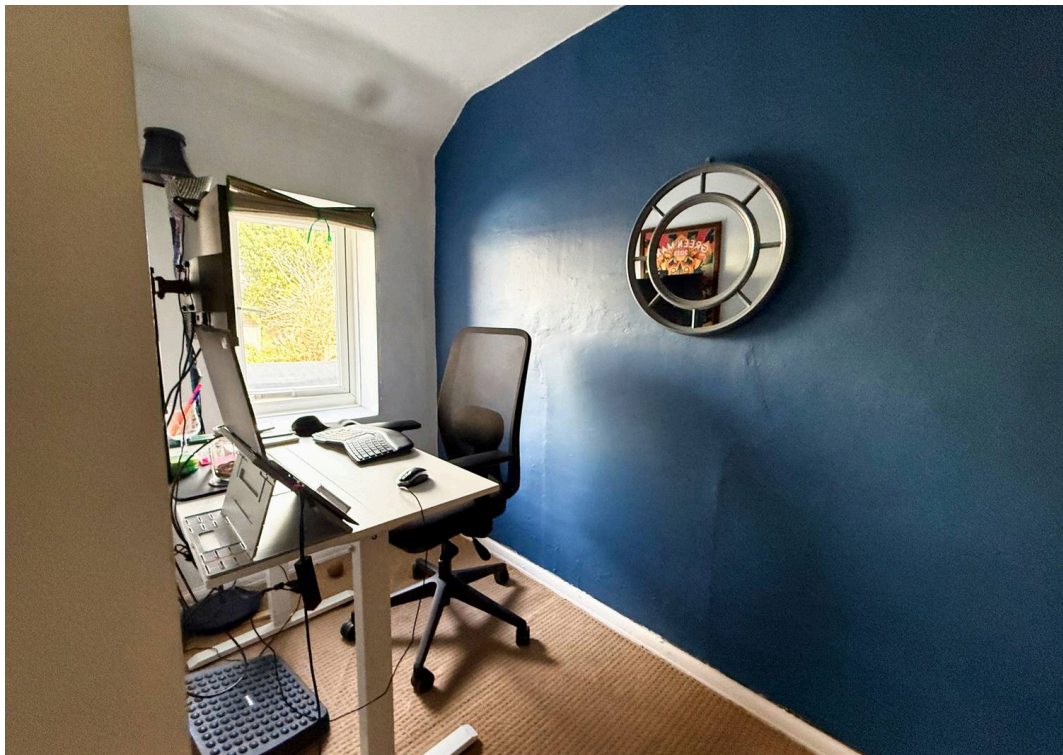


Ground Floor
Approx 33 sq m / 352 sq ft



First Floor
Approx 22 sq m / 235 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.





Herbert R Thomas

H R Thomas Ltd, The Toll House - CF31 1LH

01656660036

bridgend@hrt.uk.com

www.hrt.uk.com/



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