



## The Old Nursery Heol Simonston, Bridgend, CF35 6BE

**Asking price £355,000**

Daniel Matthew Estate Agents are delighted to present to the market a unique opportunity to purchase this semi rural detached property with panoramic countryside views. Located in Heol Simonston a small hamlet nestled between Coity Village and Coychurch. Set within a large plot the property comprises two bedroom bungalow with one bedroom stone built annex attached. Substantial gardens. Offered with no ongoing chain. Driveway with parking for two vehicles. Easy access to junction 35 and 36 of the M4 motorway. Video and virtual tour of each property online. Viewing highly recommended to appreciate property and location. Call today to arrange an appointment.



### Entrance Hall

Enter via UPVC double glazed door to front aspect, textured ceiling, coving, plain walls, carpet flooring, doors leading to all rooms, storage cupboards, electric heater.



### Lounge

14'2" x 16'6" (4.32 x 5.03)

UPVC double glazed window to front aspect, UPVC patio doors to side aspect, textured ceiling, coving, plain walls, feature brick fireplace, archway leading to kitchen, two electric heaters, carpet flooring.



### Kitchen/Diner

9'5" x 15'9" (2.89 x 4.82)

UPVC double glazed window to side aspect, two UPVC double glazed windows and door to rear aspect, textured ceiling, coving, plain walls, range of wall and base units with complementary worktops, single sink and drainer with mixer tap over, plumbing for washing machine, space for freestanding cooker, space for under counter fridge, two electric heaters, tiled flooring.



### Bedroom One

12'9" x 11'6" (3.91 x 3.51)

UPVC double glazed window to front aspect, textured ceiling, coving, plain walls, fitted wardrobes, carpet flooring, electric heater.



### Bedroom Two

9'7" x 9'11" (2.93 x 3.04)

UPVC double glazed window to rear aspect, textured ceiling, coving, plain walls, double shower enclosure with electric shower, carpet flooring, electric heater.



### Cloakroom

UPVC obscure double glazed window to rear aspect, low level WC, wall mounted basin, vinyl flooring, chrome electric radiator.



### Bathroom

UPVC obscure double glazed window to rear aspect, panel ceiling, combination WC and sink vanity unit, panel bath with electric shower, storage cupboard.



### Annex Entrance

Twin wooden doors to front aspect, enter into lounge.

### Annex Lounge

11'11" x 11'7" (3.65 x 3.54)

UPVC double glazed window to side aspect, wooden ceiling, painted feature stone wall, plain walls, tiled floor, base cupboards with tiled worktop, stainless steel sink with mixer tap over, slate flooring, staircase leading to first floor.



### Annex Kitchen/Diner

12'11" x 9'7" (3.96 x 2.93)

UPVC double glazed door to rear aspect with side panels, vaulted wooden ceiling, painted stone walls, range of wall and base units with wooden worktop, electric oven, plumbing for washing machine, space for fridge/freezer, tiled flooring, space for dining table.



### Annex Bedroom

9'4" x 11'8" (2.85 x 3.56)

UPVC double glazed window to side aspect, stone walls, vaulted ceiling, wooden flooring.



### En-Suite

Stone walls, electric shower, wall mounted sink, low level WC, tiled flooring.



### Outside

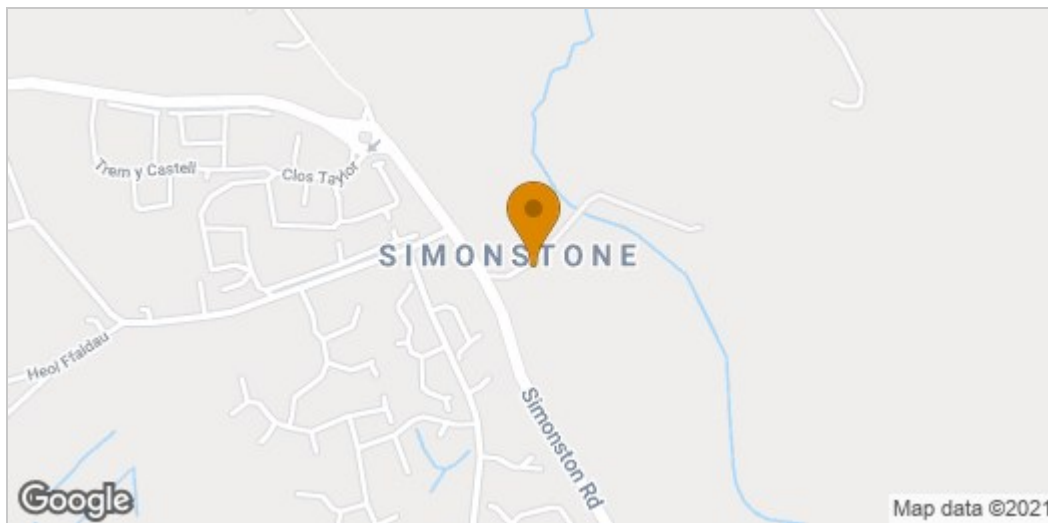
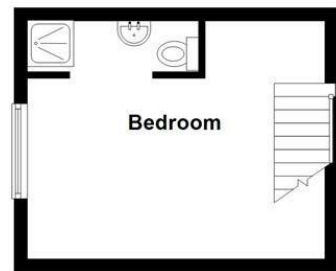
Front Garden - Driveway with parking for two vehicles, large front garden with hedge and stone wall boundaries, paved front with mature shrubs, stone archway leading to side and rear of property.

Rear Garden - Substantial rear garden with panoramic views, hedge boundary, garden laid to lawn with mature trees, garden shed, patio area.





### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	30	77
England & Wales		EU Directive 2002/91/EC

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