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**The Old Nursery, Heol Simonston**  
Coity, Bridgend, CF35 6BE

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

£359,950 Freehold

**2 Bedrooms : 1 Bathroom : 1 Reception Room :  
1 Bed Annex**

Watts & Morgan are pleased to present to the market this two-bedroom bungalow with self-contained annex situated in a semi-rural hamlet on the fringe of Coity village. Within close proximity to J36 of the M4 and walking distance to local amenities and Coity castle ruins. Offering scope and potential the accommodation comprises; entrance hall, lounge, kitchen/dining room, two double bedrooms, family bathroom and WC. Annex offering; a kitchen/dining room, lounge and first floor double bedroom with en-suite shower room. Externally enjoying a private driveway with side and rear sizeable garden and outbuilding.

- Bridgend Town Centre 3.0 miles
- Cardiff City Centre 20.8 miles
- M4 (J36) 0.6 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering carpeted flooring and fitted cupboards for storage. The lounge is a generous sized reception room offering carpeted flooring and uPVC sliding doors open onto the rear garden. An archway leads into the kitchen/dining room which has been fitted with a range of wall and base units and vinyl work surfaces. Space has been provided for oven and hob. Further features include tiled flooring, a sink unit, uPVC door leads to the rear and ample space for dining room furniture. Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and fitted wardrobe space.

Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a walk-in shower cubicle.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin and WC set within a vanity unit. Further features include vinyl flooring, an obscured uPVC window to the rear elevation, tiled walls and a cupboard housing the hot water cylinder. Cloakroom comprising 2-piece suite.

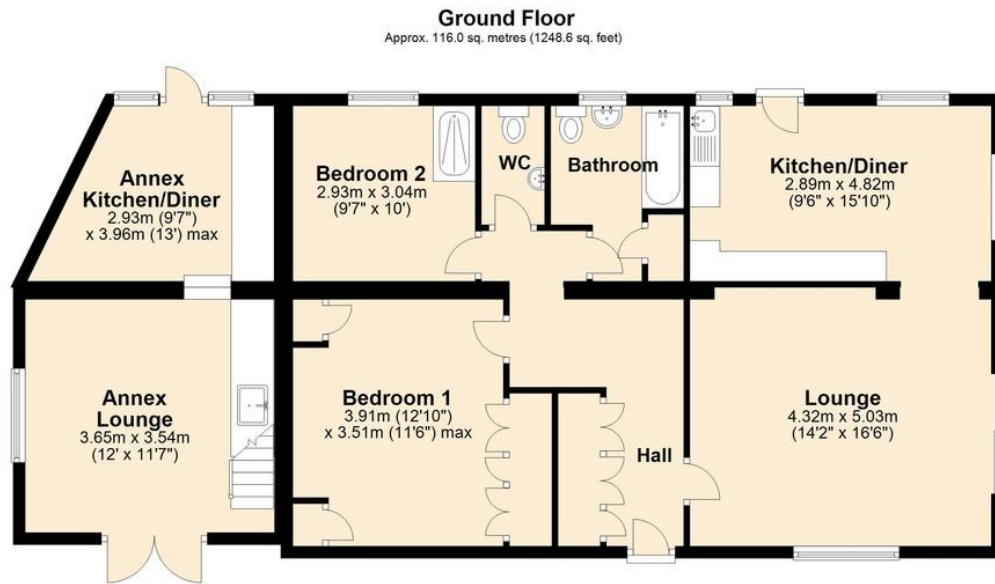
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### ANNEX

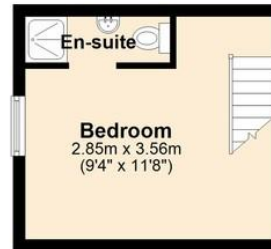
Entrance via a uPVC door with glazed side panels into the kitchen/breakfast room offering high gloss wall and base units with wood surfaces. Further offering an integral oven and grill with space for free standing furniture and white goods. The lounge offers base units with a stainless steel sink unit and wood surfaces with slate tiled flooring, uPVC windows to the side elevation and open wooden stairs provide access to the first floor. The first floor offers a double bedroom with hardwood flooring, uPVC windows to the side elevation leading into an en-suite shower room with WC.

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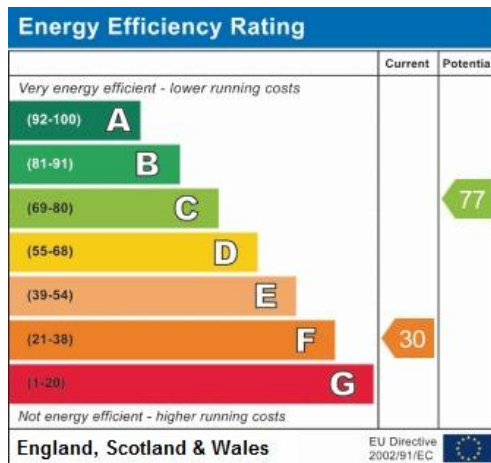




**Annex First Floor**  
Approx. 15.4 sq. metres (165.7 sq. feet)



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)



### GARDENS & GROUNDS

The Old Nursery is accessed off Heol Simonston via a shared access lane onto a private driveway with space for two vehicles. To the front of the property lies a patio area enclosed by an original brick wall and a feature well.

To the rear of the property lies a sizeable south facing garden with patio ideal for garden furniture, a stone chipping rockery and beyond a lawned section with private outlook offering two garden sheds. The property retains ownership of the access lane to the rear courtyard.

### SERVICES & TENURE

Mains electric, water and drainage. Freehold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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