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70 Coity Road, Bridgend

Bridgend

Guide Price £620,000

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Bridgend

Spacious six-bedroom detached early 1900s home near Bridgend centre. Three floors, multiple receptions, large kitchen, double garage, landscaped garden, en-suite, no chain, ideal for families.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F







Herbert R Thomas are delighted to present this substantial and beautifully presented six-bedroom traditional early 1900s detached home on a substantial plot being sold with no onward chain, conveniently positioned within close proximity to Bridgend town centre, local amenities, schools, and excellent transport links including both the train and bus stations. Retaining a wealth of character and charm whilst benefitting from significant improvements in recent years, including rewiring and new plumbing, this impressive property offers exceptionally spacious and versatile accommodation arranged over three floors. Boasting six bedrooms, multiple reception rooms, a large kitchen, conservatory, utility room, en-suite facilities, double garage, landscaped garden, and off-road parking, this is a wonderful opportunity to acquire a period home perfectly suited to growing families and those seeking flexible living space.

The property is entered via a charming entrance porch, creating an excellent first impression with decorative vinyl flooring with original ornate tiled flooring beneath, exposed stonework, and large windows allowing natural light to fill the space. A composite double-glazed entrance door opens into the welcoming main hallway, where carpeted stairs rise to the upper floors and doors lead to the principal reception rooms and ground floor cloakroom. The cloakroom is fitted with a two-piece suite comprising a WC and wash hand basin and offers potential for the addition of a shower if required.

The dining room is a generous and elegant reception space featuring attractive flooring, decorative ceiling coving, a beautiful bay window, and additional UPVC double-glazed windows flooding the room with natural light. A feature electric fireplace provides a focal point, whilst a decorative archway creates an effortless flow into the adjoining reception room. This second reception room offers excellent proportions and flexibility, making it ideal for family living and entertaining, with ample space for furniture and an open, sociable feel between the rooms. There is an additional reception room to the front of the property which is currently used as a drawing room however is a generous room which can be used for multipurpose.

Located to the rear of the property is a spacious kitchen fitted with an extensive range of wall and base units providing excellent storage and worktop space. There is room for a range-style cooker, family dining table, and additional furnishings, making the room a real hub of the home. French doors open directly into the conservatory, creating a seamless connection between the internal living spaces and the garden beyond. The conservatory itself offers a further reception area and enjoys attractive garden views through its double-glazed windows and doors.

A separate utility room adds further practicality, providing additional worktop space, matching storage units, and room for a washing machine, tumble dryer, and fridge freezer. A UPVC door provides direct access to the rear garden.

To the first floor, the spacious landing features an attractive coloured stained-glass window allowing natural light to filter through the stairwell, while a wraparound staircase continues to the second floor. The principal bedroom is a generous double room offering ample space for furniture and storage, together with a modern en-suite fitted with a shower, wash hand basin, WC, useful storage cupboard, and stylish Evo Core flooring. Bedrooms two and three are both excellent-sized double rooms, each benefiting from fitted storage and ample room for wardrobes and dressing furniture. Bedroom four is currently utilised as a home office and offers excellent flexibility for a variety of uses.

The family bathroom is beautifully appointed and fitted with a modern four-piece suite comprising a low-level WC, wash hand basin, bath, and separate shower enclosure, finished with tiled walls, Evo Core flooring, and quality fittings throughout.

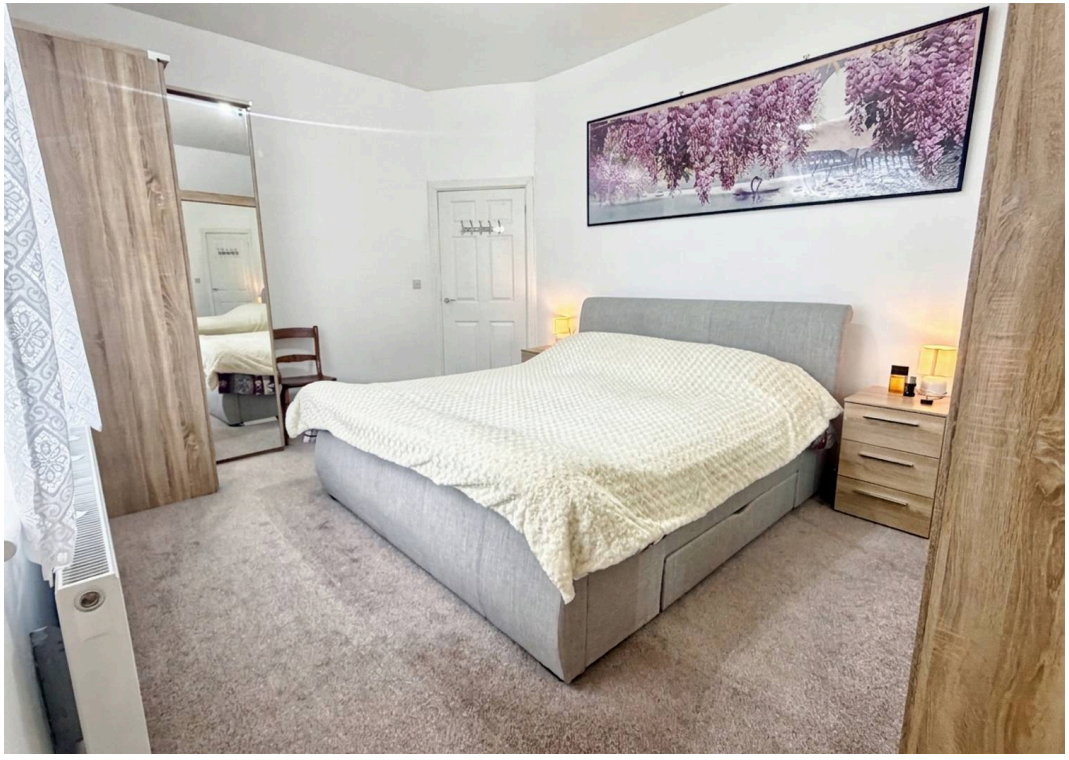
The second floor hosts two further generous double bedrooms, each benefitting from useful under-eaves storage and excellent flexibility for larger families, guest accommodation, hobbies, or working from home. One room also benefits from additional eaves storage, maximising practicality.

Externally, the property continues to impress. The beautifully landscaped rear garden was extensively improved in 2021 and features attractive Indian sandstone patios, creating superb entertaining areas and outdoor dining spaces. A standout feature is the covered BBQ area with pergola and rubber roof, offering a sheltered space that can be enjoyed throughout the year. The garden also benefits from an additional outbuilding with power and UPVC windows and providing further storage.

To the rear, a resin-finished driveway provides off-road parking and leads to a substantial double garage with power, lighting, and excellent storage potential. The property further benefits from shared private rear lane access, enhancing both convenience and practicality.

Combining period charm, modern improvements, exceptional living space, and a highly convenient location, this substantial six-bedroom home offers flexibility rarely found in



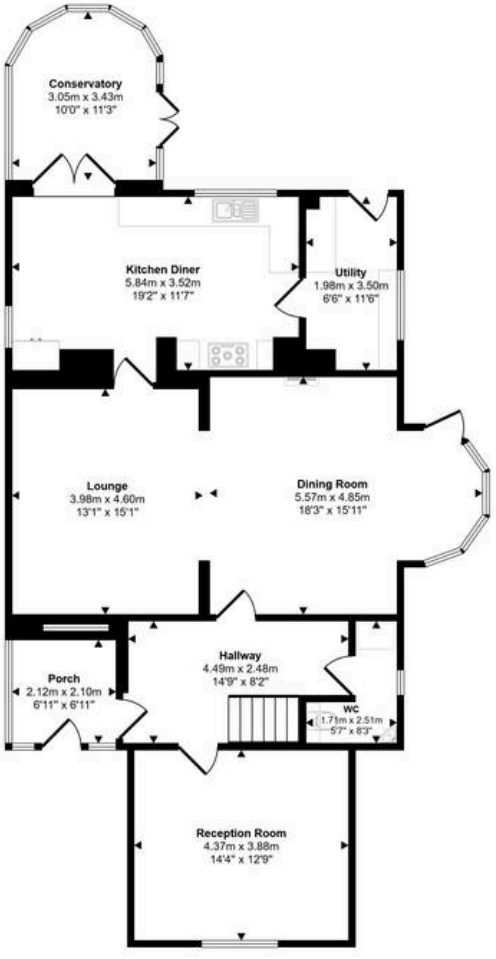








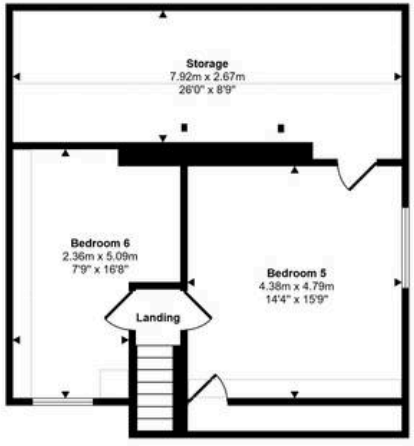
Approx Gross Internal Area
326 sq m / 3511 sq ft



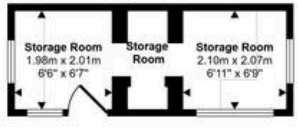
Ground Floor
Approx 121 sq m / 1299 sq ft



First Floor
Approx 99 sq m / 1062 sq ft



Second Floor
Approx 67 sq m / 717 sq ft



Outbuilding
Approx 11 sq m / 122 sq ft



Garage
Approx 29 sq m / 312 sq ft

Denotes head height below 1.5m

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.











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