



Rose Cottage, 55, Heol West Plas  
Bridgend, CF35 6BA

Watts  
& Morgan



# Rose Cottage, 55, Heol West Plas

Coity, Bridgend CF35 6BA

**£185,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**\*\* GUIDE PRICE £185,000 - £205,000\*\***

New to the market a rare opportunity to acquire this two double bedroom mid terraced character cottage situated in a sought after location in the village of Coity. Within walking distance of local amenities, shops, schools and great access via Bridgend Town Centre and Junction 36 of the M4. Being sold with no onward chain. This well presented accommodation comprises of entrance porch, lounge, kitchen/breakfast room, utility area and bathroom. First floor landing, two double bedrooms. Externally enjoying on-road parking to the front, front lawned garden and a generous rear garden with outdoor shed and greenhouse. Chain Free. EPC Rating "E".

## Directions

\* Bridgend Town Centre - 2.0 Miles \* Cardiff City Centre - 21.5 Miles \* J36 of the M4 - 1.6 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Accessed into the entrance porchway with tiled flooring, windows to the side and door leading into the main living room.

The main living room is a generous reception room with exposed beamed ceiling, tiled flooring and a central feature gas fireplace.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary work surfaces over. There is space for a freestanding breakfast table, tiled flooring and windows overlooking the rear. There is an exposed wood staircase leading to the first floor. Space is provided for a freestanding oven and fridge freezer.

Door leads into the outer hallway where plumbing and space has been provided for a washing machine. There is a side door leading out to the rear garden.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with electric over-head shower, WC and wash-hand basin. Further benefiting from partly tiled walls, vinyl flooring and window to the rear.

### FIRST FLOOR

The first floor landing offers exposed wood flooring. Bedroom one to the front of the property is a generous main bedroom with carpeted flooring, windows overlooking the front and access to the loft hatch. The loft hatch has pull-down ladder, some boarding and light.

Bedroom two is a second double bedroom with exposed wood flooring, windows to the rear and two built-in storage cupboards.

### GARDENS AND GROUNDS

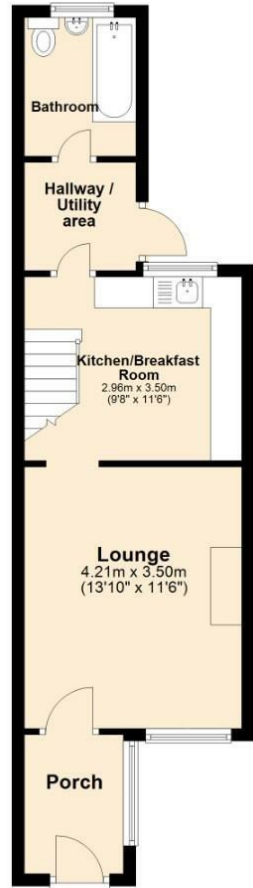
Approached off Heol West Plas steps lead up to the front door of Rose Cottage. To the front of the property is a lawned garden with abundance of mature shrubs and flowers. The rear of the property is a generous garden with a lower patio area, steps leading up to a lawned section with a range of mature shrubs and flowers. There is an outdoor greenhouse and a separate storage shed on the boundaries. There is right of access through the neighbouring property to further steps into the garden.

### SERVICES AND TENURE

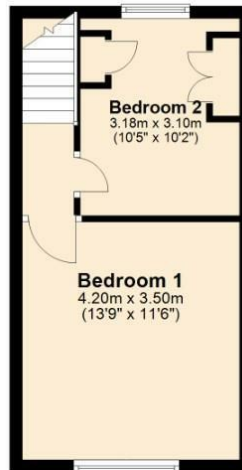
Freehold. All mains services connected. EPC Rating "E". Council Tax Band "C".



**Ground Floor**  
Approx. 36.7 sq. metres (394.7 sq. feet)



**First Floor**  
Approx. 23.5 sq. metres (253.4 sq. feet)



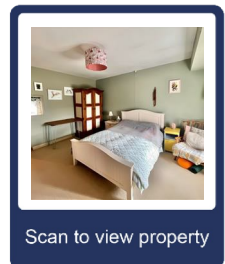
Total area: approx. 60.2 sq. metres (648.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

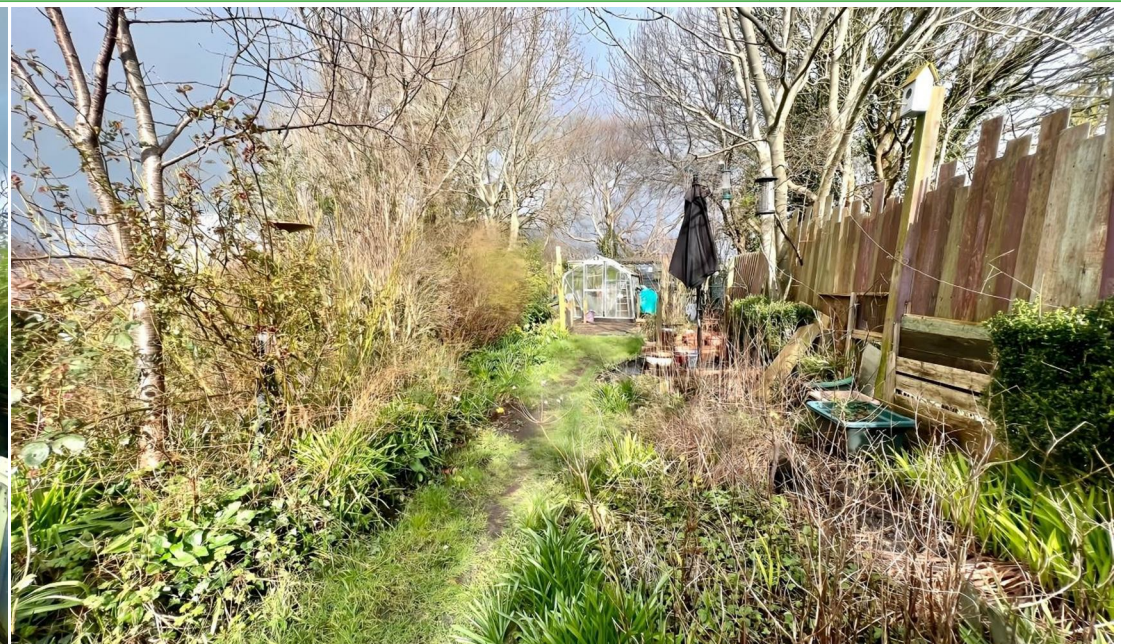
**Rose Cottage, 55 Heol West Plas, Coity**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property



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