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30 Newbridge
Gardens
Bridgend, CF31 3PB

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30 Newbridge Gardens

Asking price **£519,950**

Situated in the highly sought after Newbridge Gardens within close proximity to Newbridge Playing Fields, local schools, shops and transport links, is this immaculately presented four bedroom property.

Stunning views and access onto Newbridge fields

Immaculately presented

1930's character property

Office with separate access into property

Close proximity to local schools, shops and transport links

Four bedrooms

Highly sought after location





This immaculately presented four bedroom property has views overlooking Newbridge Playing Fields.

The property is entered via a partly glazed wooden door into entrance hallway. The hallway has been laid to original Parquet flooring with staircase rising to the first floor and doorways to the lounge, sitting room and dining room. The lounge is a generous sized room with a continuation of the Parquet flooring, large original stained glass bay fronted window and a multi fuel featured fireplace. The sitting room is a great sized multi functional space with large double glazed UPVC doors to front, original Parquet flooring, high skirting boards and picture rail. The dining room creates an open plan style living space with archway through to kitchen, oak Parquet flooring and French doors to rear with stunning views of Newbridge Playing Fields. The kitchen has been fitted with a matching range of base and eye level units with squared

workspace over. There is a ceramic sink with swan neck mixer tap, integral dishwasher, fridge, space for Range cooker with complimentary extractor fan overhead, splashback tiles, fully tiled flooring, large double glazed UPVC window overlooking Newbridge Playing Fields and door to the utility room. The utility room has space for two appliances, worktop space with built in storage units, doors to the front and rear of the property and doors to the cloakroom and office. The cloakroom has been fitted with a two piece suite comprising of a low-level WC and wash hand basin. There is an obscure double glazed window to front. The office benefits from a hot and cold air conditioning unit, space for five desks, additional storage space and UPVC French doors and window to side with views of Newbridge Playing Fields.

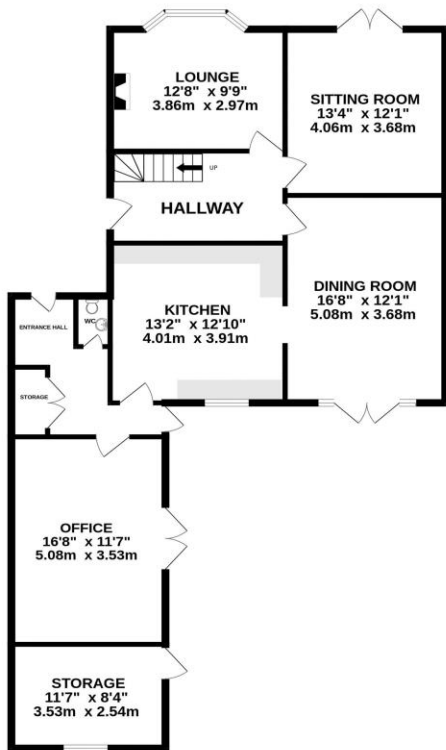
To the first floor landing, there is a loft inspection point and doorways to the four bedrooms and shower room. The Master bedroom is a great sized double bedroom with space for plenty

of furniture and large original stained glass window to front. Bedroom two is a good sized double room which benefits from built-in storage and bay window to front with original stained glass. Bedroom three is another good sized double room with built in storage, double glazed UPVC window to rear overlooking Newbridge Playing Fields and door to the ensuite. The ensuite has been fitted with a three piece suite comprising of a low level WC, wash hand basin with storage unit beneath and stand alone bath. There is a chrome effect hand rail, fully tiled walls, tiled flooring and obscure glazed window to rear. Bedroom four is a well proportioned room with archway splitting the room into two sections. There is a large double glazed window to rear sharing the same views as bedroom three. The shower room has been fitted with a three piece suite comprising of a low-level WC, wash hand basin and walk in shower. There is an obscure double glazed window to side and a chrome effect hand towel rail.

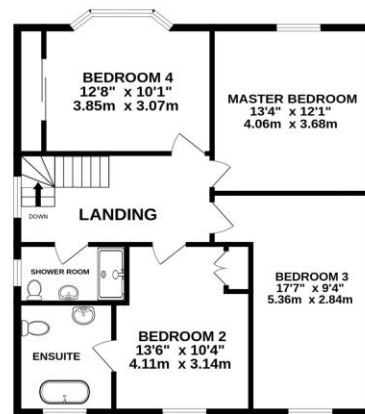
To the front of the property there is a lawned garden and a driveway providing off road parking. To the rear of the property is a fully landscaped garden with exceptional views over Newbridge Playing Fields. The garden is split into four tiers. There is an Indian sandstone patio with lighting enclosed with stone wall surrounds and glass sectional panels to maximise the views. The lower tier is laid to lawn with an access gate leading onto Newbridge Playing Fields.

Viewings are highly recommended.

GROUND FLOOR
1145 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 1976 sq.ft. (183.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bridgend Town Centre, travel south along Merthyr Mawr Road taking the first right hand turning onto Bowham Avenue. Proceed along Bowham Avenue and take the second left onto Dilwyn Gardens. At the T-junction turn left onto Newbridge Gardens where the property will be found on your right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



12/12/22 2:44 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
30 NEWBRIDGE GARDENS BRIDGEND CF31 1RH	Energy rating D	Valid until: 24 January 2031 Certificate number: 2856-1010-0229-8548-0204
Property type	Semi-detached house	
Total floor area	160 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rental-croverch-minimum-energy-efficiency-standards-landlord-guidance).		



