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herbert r thomas

48 Nolton Street
Bridgend, CF31 3BP

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48 Nolton Street

Asking price **£120,000**

Situated in the heart of Bridgend Town centre is the opportunity to buy this residential first floor premises currently utilised as a three bedroom property with attic room, residential dwelling but has the ability to be converted to many different uses with the relevant permissions.

Heart of Bridgend Town Centre

Ideal for a variety of uses providing the relevant permissions

Currently utilised as a three bedroom residential

Viewing is highly recommended



Situated in the heart of Bridgend town centre on the corner of Nolton Street and Merthyr Mawr Road is this generously proportioned three bedroom flat with huge potential for different uses with the relevant permissions.

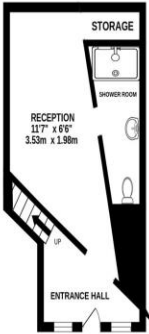
The property is entered via a PVCu double glazed door flanked by window into entrance hallway with laminate flooring and door to reception room with concrete flooring and a further door to shower room. The shower room is fitted with a close

couple WC, wash hand basin and shower. Upstairs to the first floor the landing has a staircase rising to the attic room and doors to all bedrooms and family bathroom. The bathroom is fitted with a three-piece suite comprising bath, pedestal wash handbasin and close couple WC. There are twin windows to the rear, full height tiling to the wall and floor and storage cupboard. The kitchen is fitted with a matching range of base and eyelevel units with roll top workspace over. There is

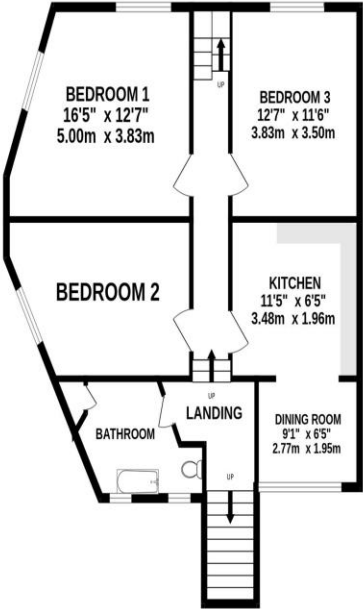
plumbing and space for appliance, space for cooker and space for fridge/freezer. The floor is fitted to vinyl and there is an open doorway leading through to dining space. The dining room has PVCu double glazed windows to rear. Bedrooms one, two and three have triple glazed windows to the front and side of the property and laminate flooring. Upstairs to the second floor the attic room has built-in storage cupboards.

Viewings on the property are highly recommended to appreciate location on offer.

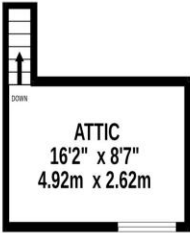
GROUND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



ATTIC
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 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 our Bridgend office follow Derwen Road onto Nolton Street and the property will be found on your right hand side.

Tenure

Leasehold

Services

All mains

Council Tax Band B

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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