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herbert r thomas

6 Tynton Road
Bridgend, CF31 4JF

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6 Tynton Road

Asking price **£199,950**

Situated within close proximity to Bridgend Town Centre, local transport links, shops and amenities is this well presented, three bedroom, semidetached property.

Walking distance to Bridgend Town Centre, shops and local amenities

Close proximity to Princess of Wales Hospital

Three bedrooms

Extended lounge and kitchen

Driveway providing off-road parking

Viewings highly recommended



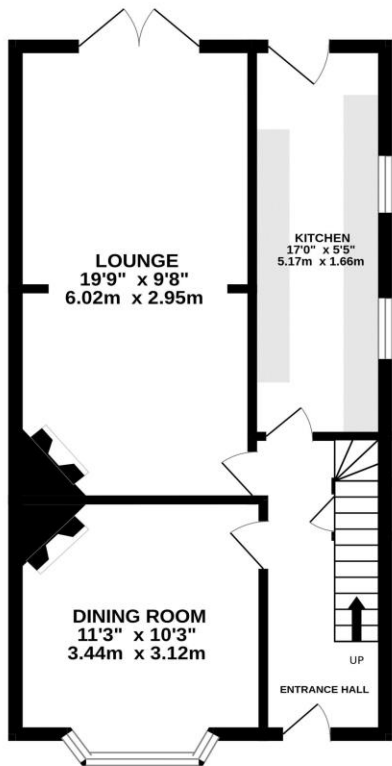


This charming three bedroom semidetached property is within close proximity to Bridgend Town Centre, local schools and amenities. The property is entered via a partially glazed PVCu door into an entrance hallway with staircase rising to the first floor landing, useful storage cupboard and doorways to the dining room, lounge and kitchen. The dining room has been laid to carpet and features a large double glazed PVCu bay window with a feature fireplace and coving to ceiling. The lounge been extended, has a feature fireplace and double glazed French doors to rear with stunning views of the garden. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over. There is a ceramic sink with one mixer tap, eyelevel cooker, four ring gas hob

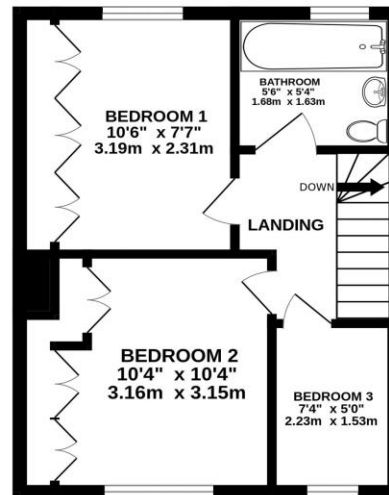
with complimentary extractor fan over, space for three appliances, space for a fridge freezer, chrome towel rail, two double glazed windows to side and an obscure glazed PVCu door to the rear. To the first floor landing is a loft inspection point and doorways to the three bedrooms and bathroom. The master bedroom is a generous size double room which has been laid to carpet with coving to ceiling, built-in double wardrobes and a double glazed PVCu window to the rear. Bedroom two is a double room with a double glazed window to front and also benefits from built-in wardrobes. Bedroom three is single room with a double glazed PVCu window to the front. The family bathroom has been fitted with a three-piece suite comprising; low-level WC, pedestal wash handbasin and panel

bath with electric shower over. There are fully tiled walls, a chrome hand towel rail and an obscure glazed window to the rear. To the front of the property is a garden laid mostly to chippings and a brick paved driveway providing off-road parking and gated side access. To the rear of the property is a fully enclosed garden laid mostly to lawn with a patio section. There is an outbuilding at the rear of the garden for storage. Viewings are highly recommended.

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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 the Bridgend office continue on Derwen Road to Nolton Street. At the set of lights turn right onto The Rhiw and continue over the bridge to another set of lights. At the lights turn right onto Angel street and pass adjacent to Ogmore river, continue on Angel Street to a set of lights, in the right lane take the right onto Tondy Road. Go straight over at the roundabout and take a right onto Lewis Avenue take an immediate left onto Tynton Road where you'll be able to find the property on the right hand side indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926



42723, 9:08 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
6 Tynton Road BRIDGEND CF31 1LH	Energy rating D	Valid until: 23 April 2033 Certificate number: 0141-2926-4640-2827-7481
Property type	Semi-detached house	
Total floor area	81 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-rented-property-common-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60

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.



