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herbert r thomas

2 Philip Avenue
Bridgend, CF31 4DH

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2 Philip Avenue

Asking price **£329,950**

Herbert R Thomas is pleased to present this generously proportioned 3/4 bedroom dormer bungalow located on a generous plot of the sought after Bryntirion Hill location, which offers close proximity to Bridgend Town Centre and Newbridge Playing Fields

Well-proportioned 3/4 bedroom dormer bungalow

Two downstairs bedrooms

Two upstairs bedrooms

Two reception rooms

Generously proportioned gardens

Viewings highly recommended



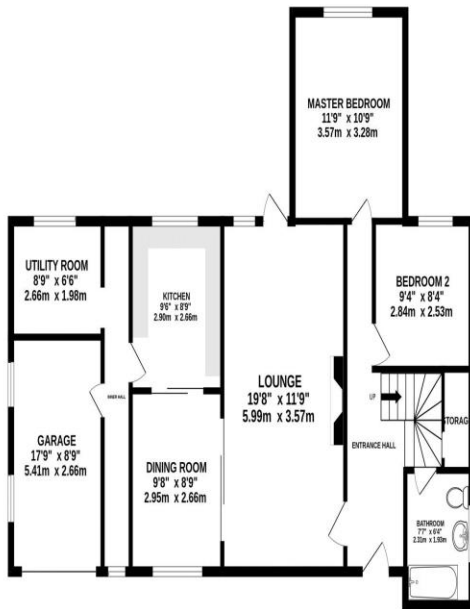


Located on a generous plot of the sought after Bryntirion Hill location is this well presented 3/4 bedroom detached dormer bungalow. The property is entered via a PVCu double glazed door flanked by window into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge, two bedrooms and family bathroom. The two double bedrooms are generous rooms with PVCu double glazed windows to the rear. The family bathroom has been fitted with a three-piece suite comprising; bath, pedestal wash handbasin and close coupled WC. There is full height tiling to the walls, tiled flooring and a PVCu double glazed window to the side. The lounge is a generous space with PVCu double glazed window to the side, French doors to the rear, a feature fireplace

and sliding doors to the dining room. The dining room has a PVCu double glazed window to the front, coving to the ceiling and sliding doors to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over units. There is a sink unit with swan neck mixer tap, plumbing and space for appliances, space for a fridge/freezer, a built-in oven, four ring ceramic hob with pull-out extractor hood over, tiled splashbacks, vinyl flooring and a doorway to the inner hallway which has vinyl flooring, a PVCu double glazed door to the rear garden and doorways to the garage and utility room. The utility room has been fitted with a matching range of base and eyelevel units. There is a stainless steel sink with swan neck mixer tap, space for two

appliances, vinyl flooring and window to the rear. To the first floor landing is a PVC window to the side, door to a generous airing cupboard and further doorway to the third bedroom. Bedroom three has a PVCu double glazed window to the rear and doorway to bedroom four. Bedroom four has two built-in storage cupboards and a PVCu window to the side. To the front of the property is a garden laid mostly to lawn with driveway providing off-road parking ahead of the integral garage. To the rear of the property is a garden enclosed by timber overlap fencing laid mostly to lawn and pathway. Viewings on the property are highly recommended to appreciate the space and potential on offer.

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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 Center proceed onto Park Street signposted Laleston and Porthcawl. Proceed onto Bryntirion Hill and turn right into Philip Avenue where the property can be found on the right hand side as indicated by our For Sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

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.

5/1/23, 12:11 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2 Philip Avenue BRIDGEND CF31 1LH	Energy rating E	Valid until: 3 May 2033 Certificate number: 5417-2025-7900-1024-6302
Property type	Detached house	
Total floor area	122 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 rating and score
This property's current energy rating is E. It has a score of 41.

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 higher the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is B and the average energy score is 69.

Energy Rating	Score Range
A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38

41 E

<https://find-energy-certificates.service.gov.uk/energy-certificates/5417-2025-7900-1024-6302/summary>



