

hrt

herbert r thomas

10 Restway
Gardens

Bridgend, CF31 4HY

hrt.uk.com



10 Restway Gardens

Asking price **£149,950**

A generously proportioned two double bedroom retirement home located in the Newcastle Ward area of Bridgend. Just a short distance from Bridgend Town Centre with local shops, travel links and amenities.

Two double bedroom retirement home

Off-road parking

Westerly facing rear garden

Generously proportioned

Close proximity to Bridgend Town Centre with its local shops and amenities

Communal gardens

Viewings highly recommended



Situated in the popular Restway Gardens is this generously proportioned two double bedroom retirement home within close proximity to Bridgend Town Centre, local shops and amenities. Desirably positioned in the centre of the development, with parking outside the front door.

The property is entered via a solid wood door flanked by an obscure double glazed window into an entrance hallway with a dog leg staircase raising to the first floor landing, storage heater and doorway leading to downstairs cloakroom. The cloakroom has been fitted with a two-piece suite comprising; wash handbasin and close coupled WC. There is vinyl flooring, tiled splashback and coving to ceiling. The lounge has a PVCu double glazed window to front with double glazed French doors overlooking the rear gardens, coving to ceiling, storage

heaters and a further doorway leading through to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, sink unit with twin taps, space for cooker, plumbing and space for two appliances and space for fridge and freezer. There is vinyl flooring, tiled splashback's, PVCu double glazed window to rear and coving to ceiling.

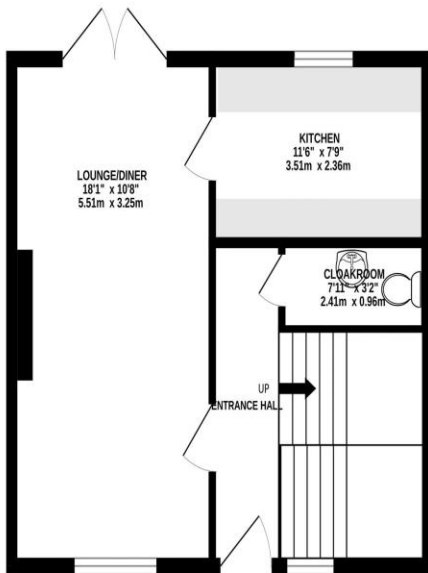
To the first floor landing there is coving to ceiling, PVCu double glazed window, door to useful storage cupboard which houses the hot water tank and further doorways leading to both bedrooms and shower room. The shower room has been fitted with a low-level shower cubicle with independent electric shower over, pedestal wash handbasin and low-level WC. There is full height tiling to the walls, PVCu double glazed window to rear and vinyl flooring. The second bedroom has a PVCu

double glazed window to front and coving to ceiling. The master bedroom is a generous sized room with coving to ceiling, built-in double wardrobe and a PVCu double glazed window to the rear overlooking the communal gardens. To the rear of the property is a small courtyard and patio area with steps leading down into the generous communal gardens.

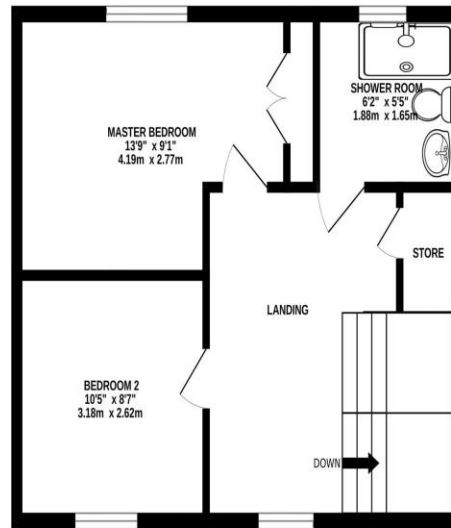
There is a £188.49 per month service charge. There is a sinking fund which is 0.6% of the purchase price for each year which is to be paid when you dispose of the property (applicable to the current contract).

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

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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.

Made with Metrovox ©2023





Directions

From Bridgend Town Centre proceed up Park Street, turning right onto St Leonards Road. Proceed to the top of the hill and at the T junction turn right onto West Road. Follow West Road bearing left passing the castle and taking the first left hand turn onto Restway Gardens where the property will be found immediately on the left as you enter the parking area.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

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.

11/10/23, 9:07 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
10 Restway Gardens Bridgend CF31 1LH	Energy rating D	Valid until: 13 November 2033 Certificate number: 0337-2229-8308-0034-2292
Property type	Mid-terrace house	
Total floor area	75 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-estate-related-energy-minimum-standards-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-related-energy-minimum-standards-efficiency-standards-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

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

The graph shows a vertical scale from A (top) to G (bottom). A yellow bar indicates the current energy rating is D. A green bar indicates the potential energy rating is B. The score is shown as 49.8.