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4 Mount Earl

Bridgend,
CF31 3EY

4 Mount Earl

Asking price **£329,995**

Situated in the popular Bridgend location within close proximity to local schools, amenities and transport links is this well presented three bedroom semi-detached property.

1930s character property

Three generous sized bedrooms

Original show home which benefits from wider dimensions

South facing garden

Workshop/outbuilding

Well presented

Off-road parking

Close proximity to local schools, local amenities and transport links

Viewings are highly recommended





This 1930s built three bedroom semi-detached property has tons of character throughout and situated on a wider plot within close proximity to local schools, amenities and transport links.

The property is entered via a partially glazed composite door into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge, sitting room and WC.

The WC has been fitted with a two-piece suite comprising; a low-level WC and wash handbasin. There is an obscure glazed window to side and an opening through to the kitchen.

The lounge is a generous sized room with large double glazed UPVC bay window to front and a feature fireplace with space for log burner. The sitting room is another generous sized room with feature fireplace and space for log burner and opening through to dining area and kitchen. The dining area creates an open plan style living and social element to the property.

The kitchen has been fitted with a matching range of base and eyelevel units with roll worktop space over and consists of sink with mixer tap, five ring electric hob with complimentary extractor fan over, eyelevel oven and space for fridge, freezer and dishwasher. There are splashback tiles, double glazed UPVC window and double glazed UPVC French doors as well as two Velux windows to the rear, an obscure glazed UPVC door to side, door to utility cupboard and opening to the hallway. The utility cupboard has space for two appliances.

To the first floor landing there is a double glazed window to the side and doorways to all three bedrooms and family bathroom.

The master bedroom is an impressive sized double room with a large double glazed UPVC bay window to the front. Bedroom two is another good sized double room with a double glazing UPVC window to the rear. Bedroom three is a well-proportioned sized room with a double glazed window to front. The family bathroom has been fitted with a four-piece suite comprising; a low-level WC, wash handbasin, bath and

shower suite. There is full height tiling to walls, tiled flooring, door to useful storage cupboard and obscure glazed window to rear.

To the front of the property is a driveway providing off-road parking with a front garden laid mostly to lawn and pathway to property. To the rear of the property is a south facing garden, laid partially to a patio section and a lawn section, fully enclosed and a gated side access through to an additional courtyard space. There is an outside tap and door to workshop/outbuilding which benefits from power.

Viewings are highly recommended.





Directions

Traveling along Merthyr Mawr Road, away from Bridgend Town Centre, turn into Brynteg Avenue and take the first right into Heol Glam. Follow the road and turn left onto Mount Earl, where you will find the property as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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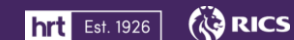
12/10/23, 12:52 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4 Moor End MIDWALLO CF31 1EY	Energy rating C	Valid until: 26 October 2033 Certificate number: 2537-2020-7309-0716-1222
Property type	Semi-detached house	
Total floor area	100 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/landlords-requirements-to-improve-energy-efficiency-standard-landlord-rules		
Energy rating and score		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
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

<https://www.energy.gov.uk/energy-certificates/2537-2020-7309-0716-1222>

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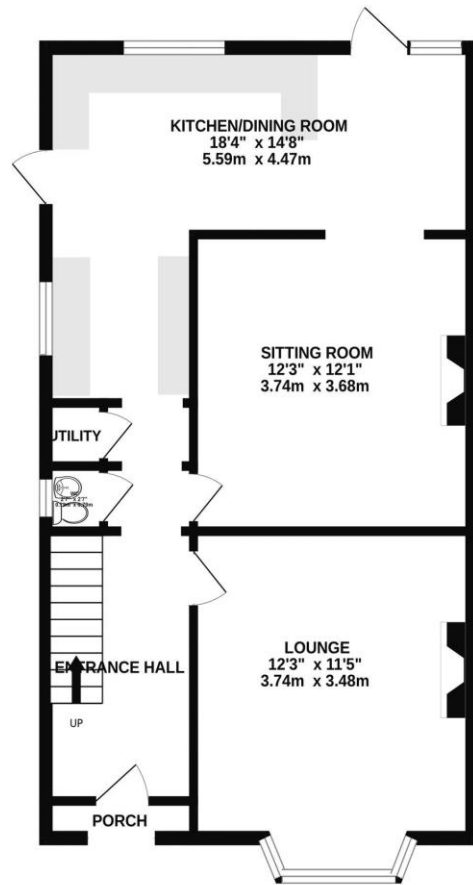
The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH
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bridgend@hrt.uk.com



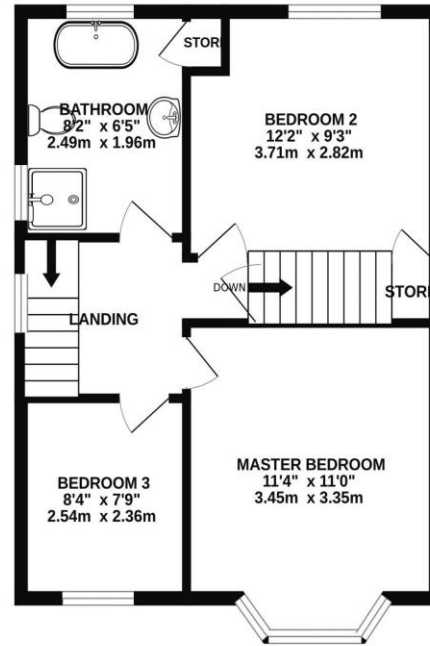
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



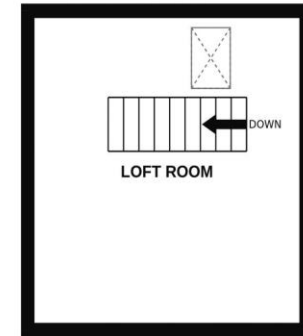
GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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