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herbert r thomas

18 Preswylfa Court
Merthyr Mawr
Road

Bridgend, CF31 3NX

hrt.uk.com

18 Preswylfa Court Merthyr Mawr Road

Asking price **£259,950**

Situated on the highly sought-after and picturesque Preswylfa Court Estate overlooking a large green area is this spacious three bedroom mid link property with two reception rooms, allocated parking and within close proximity to Bridgend Town Centre, Newbridge Playing Fields and Bridgend Railway Station.

Highly desirable Preswylfa Court location

Close proximity to Newbridge Playing Fields, Bridgend Town Centre and Bridgend Railway Station

Situated overlooking a green and grade two listed buildings

Two reception rooms

Downstairs shower room

Allocated parking

Three bedrooms

No chain

Viewings highly recommended



Situated on the south side of Bridgend within close proximity to Bridgend Town Centre, Newbridge Playing Fields and Bridgend Railway Station on the highly sought-after Preswylfa Court overlooking grade 2 listed buildings is this spacious three bedroom mid link property.

The property is entered by a rose wood and glazed door flanked by sash window into the entrance hallway with staircase rising to the first floor landing doors to two storage cupboards and doorways to the downstairs shower room, kitchen and lounge. The lounge has solid wood double glazed windows to the front, coving to ceiling, feature fireplace with electric fire, laid to laminate flooring and double doors leading through to dining area. The dining area has twin PVCu double glazed windows to the rear, continuation of laminate flooring, coving to ceiling and a doorway leading through to the kitchen. The kitchen

has been fitted with a matching range of base and eyelevel units with rolltop workspace over comprising stainless steel sink unit with mixer tap, plumbing and space for two appliances, space for fridge, eyelevel oven, four ring gas hob and complimentary extractor hood over. There is a door to an understairs storage cupboard, coving to ceiling, vinyl flooring, twin sash windows to the rear elevation and a door giving access to the rear courtyard. The downstairs shower room has been fitted with a three-piece suite comprising; pedestal wash handbasin, close coupled WC and shower cubicle. There is full height tiling to the walls and vinyl flooring.

To the first floor landing there is a loft inspection point, coving to ceiling and doorways leading off to all three bedrooms. Bedrooms two is a well-proportioned room with two sash windows to the rear

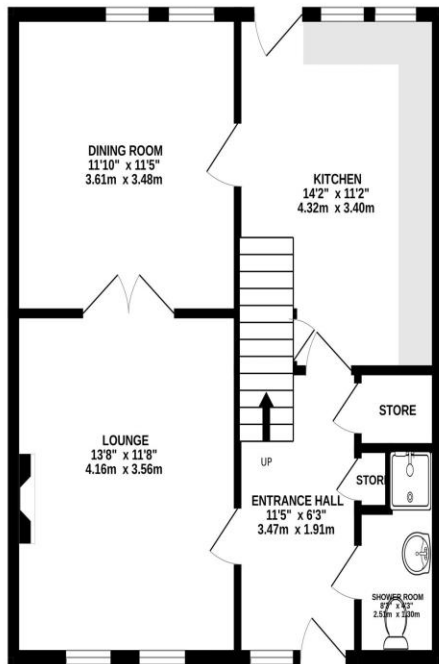
elevation and coving to ceiling. Bedroom three has a window to the rear elevation and coving to ceiling. The master bedroom is a generously portioned size with a range of built-in wardrobes, built-in storage room, two sash windows to the front, coving to ceiling and a door through to the bathroom. The bathroom has been fitted with a three-piece suite comprising; bath with independent electric shower over, pedestal wash handbasin, close coupled WC. There is full height tiling to walls, door to storage cupboard, coving to ceiling, recessed spotlights, tiled flooring and two double glazed sash windows to the front.

To the front of the property is a small courtyard garden with pathway to the front door. To the rear of the property is a small block paved courtyard garden with allocated off-road parking beyond.

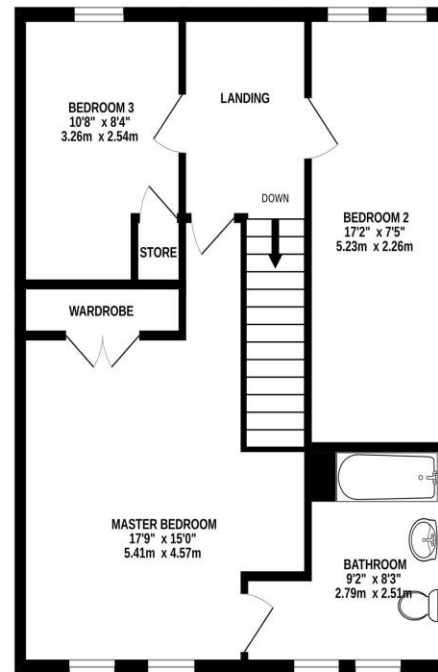
There is a £250.40 per annum maintenance charge made payable to Western Permanent Property.

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

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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.
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Directions

Traveling along Merthyr Mawr Road, away from Bridgend Town Centre, pass turnings to Grove Road and Brynteg Avenue and take the next left hand turning into Preswylfa court where the property will be located on the other side of the green as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

21/03/2023 3:56 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
18 Preswylfa Court Merthyr Mawr Road Bridgend CF31 2JX	Energy rating D	Valid until: 15 May 2033 Certificate number: 0370-2300-7240-2327-6611
Property type	Mid-terrace house	
Total floor area	112 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-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

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

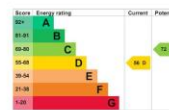
[See how to improve this property's energy efficiency.](#)

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.