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herbert r thomas

109 Heol-Y-Bardd

Bridgend, CF31 4TB

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Asking price **£179,950**

Situated on a corner plot in the sought-after Heol Y Bardd location just a short distance from Newbridge Playing Fields and Bridgend Town Centre is this two double bedroom semi-detached dormer bungalow with detached garage.

PVCu double glazing throughout

Sought-after location

Corner plot

Detached garage

Two double bedrooms

No chain

Viewings recommended



Situated on the highly sought-after Heol Y Bardd is this generously proportioned two double bedroom semi-detached bungalow with detached garage.

The property is entered via a PVCu double glazed door flanked by window into an entrance hallway with double doors to cupboard which houses the Worcester combination boiler and further doorway leading through to the lounge. The lounge has coving to ceiling with a PVCu double glazed window to front and door to inner hallway. The inner hallway has doorways to both bedrooms, kitchen and shower room. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, comprising; 1 1/2 bowl sink unit

with Swanneck mixer tap, plumbing and space for two appliances and a PVCu double glazed window to side and a PVCu double glazed door giving access to the side garden.

The shower room has been fitted with a three-piece suite comprising; low-level WC, pedestal wash handbasin and double shower cubicle. There is half height tiling to walls and full height tiling to the shower area and a PVCu obscure double glazed window to the side.

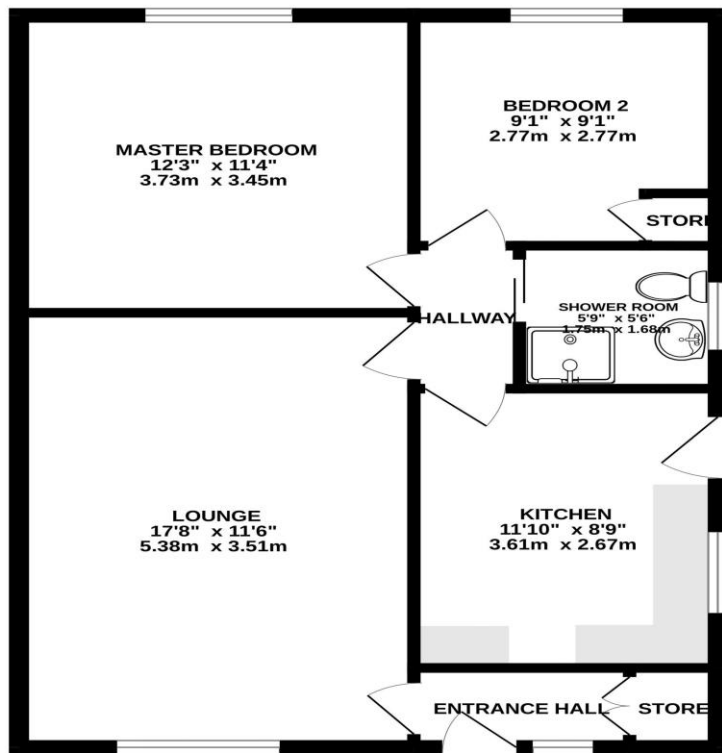
Bedroom two is a well-proportioned room with a PVCu double glazed window to the rear.

The master bedroom is a good size room, benefits from a range of built-in bedroom furniture and a PVCu double glazed window to the rear.

To the front of the property is a garden laid mostly to lawn with pathway to entrance. To the side of the property is mature hedgerow with driveway providing off-road parking ahead of the detached garage and to the rear of the property is mature hedgerow and garden laid mostly to lawn.

Viewings on the property are highly recommended to appreciate the opportunity on offer.

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



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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 our office on Derwen Road, travel along Nolton Street, turning right heading passed the Rhiw, cross the river and at the traffic lights, turn left. Follow this road as it proceeds under the dual carriageway passing the recreation centre on the left hand side. Take the first left and proceed along this road taking the first left onto Greenfields Avenue, take the left hand turning onto Heol Y Bardd, continue along the road where the property will be found on the right hand side as 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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herbert r thomas

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

hrt Est. 1926



AWAITING EPC

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