



**hrt**

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29 Church Bell Sound

Bridgend,  
CF31 4QH



## 29 Church Bell Sound

Asking price **£260,000**

An ideal family home being sold with no on-going chain, situated in the popular Church Bell Sound, Bridgend with close proximity to local schools, shops and amenities is this well presented three bedroom detached property with garage and south facing garden.

No chain

Three bedrooms

Ideal family home

Detached garage

South facing garden

Close proximity Bridgend Town Centre and transport links

Close proximity to local primary and comprehensive schools

Viewings are highly recommended









This three bedroom detached property with garage being sold with no on-going chain situated in Church Bell Sound, Bridgend with close proximity to local primary and secondary schools, local shops and amenities.

The property is entered via a partially glazed door into hallway with doorways to cloakroom and lounge. The cloakroom has been fitted with a two-piece suite comprising; wash handbasin and low level WC.

The lounge is a generous size room, laid to carpet with a large double glazed UPVC window to front, staircase rising to the first floor landing and doorway through to the kitchen/diner.

The kitchen has been fitted with a matching range of base and eyelevel units comprising stainless steel sink with mixer tap, four ring burner gas hob with complimentary extractor fan overhead, built-in oven, space for fridge, freezer and two appliances with splashback tiles, double glazed PVCu window and double glazed door giving access out to the garden.

The dining section benefits from a double glazed UPVC bay window overlooking the garden and featured archway from the kitchen area.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family, bathroom and airing cupboard.

The master bedroom is an impressive size double room that benefits from double built-in wardrobes, twin double glazed UPVC windows to rear overlooking the garden and doorway through to the ensuite. The ensuite has been fitted with a three-piece suite comprising; low-level WC, pedestal wash handbasin and corner shower suite. There are fully tiled walls in the wet areas, feature shaving point, extractor fan and obscure glazed window to the rear. Bedroom two is another generous size double room laid to carpet also benefits from built-in wardrobe and a double glazed UPVC window to the front. Bedroom three is a well-proportioned single room with built-in storage cupboard and a double glazed UPVC window to front.

The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and panel bath. There are half tiled walls to the wet areas, feature shaving point, extractor fan and an obscure glazed UPVC window to the side.

To the front of the property is front garden laid to chippings and a good size driveway providing off-road parking ahead of the garage. To the rear of the property is a fully enclosed south facing garden laid to chippings allowing the garden to be low maintenance and benefits from views across Bridgend as well as pathway to a gated side access.

Viewings are highly recommended.





### Directions

From Bridgend Town Centre, proceed up Park Street. Turn right onto St Leonards road and proceed to the T Junction turning right onto West Road. Follow this road as it bears onto Newcastle Hill and then turn onto Cefn Glas Road. Turn right into Church Bell Sound, turn left to follow the road right to the end then turn right and right again where the property will be found by our for sale board.

### Tenure

Freehold

### Services


All mains  
Council Tax Band E  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 

31/04/2023 10:29 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

**Energy performance certificate (EPC)**

20 Church Bell Sound MAGORS RD CF31 1GH	Energy rating <b>C</b>	Valid until: 2 January 2033 Certificate number: 0030-2047-1391-2007-0237
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Property type: Detached house  
Total floor area: 83 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-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>).

**Energy rating and score**  
This property's energy rating is C. It has the potential to be B.  
[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



<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0030-2047-1391-2007-0237/print>

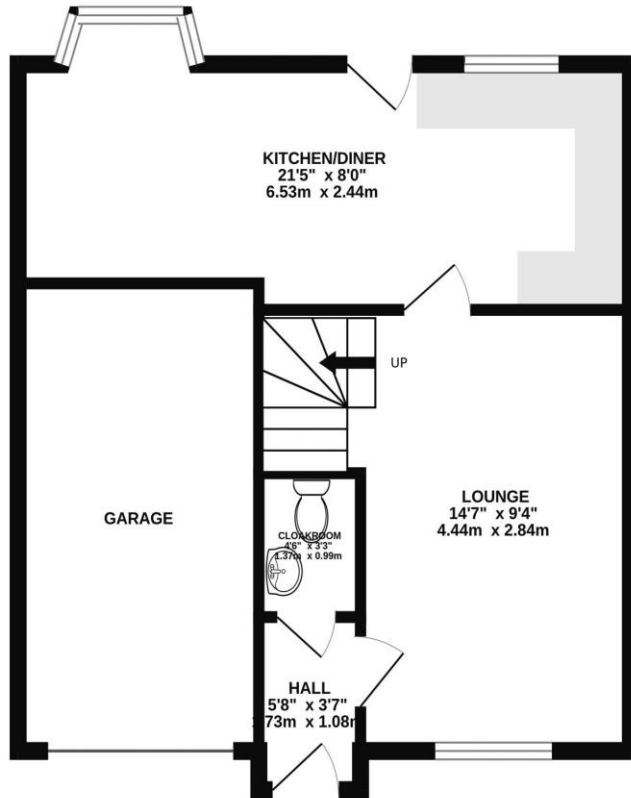
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



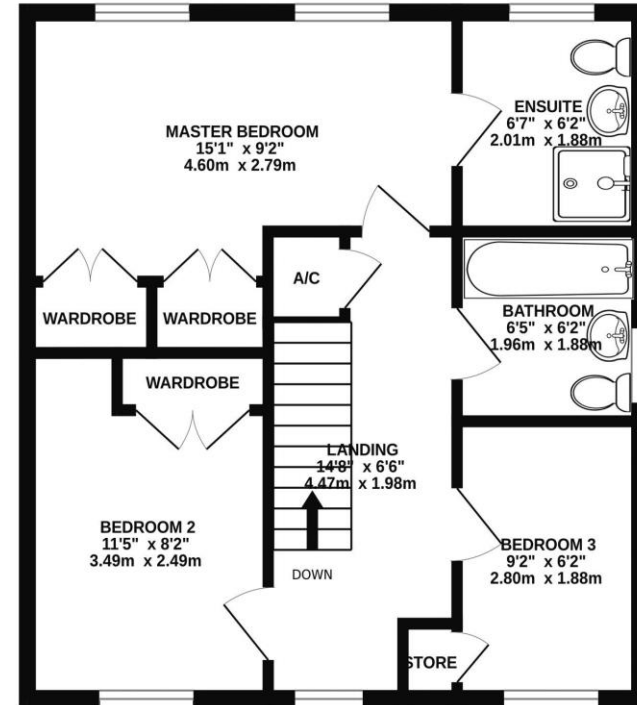




GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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