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8 Priory Gardens

Bridgend,  
CF31 3LB



## 8 Priory Gardens

Asking price **Offers in Excess of £275,000**

Situated in the sought-after Priory Gardens within close proximity to Bridgend Town Centre, local school, shops and amenities is this charming, well-presented three bedroom semi-detached property with garage, off-road parking and south facing rear

- Garage
- Off-road parking
- Charming 1930's property
- Well presented
- Generous size reception rooms
- Charming original features
- South facing rear garden
- Walking distance to Bridgend Town Centre
- Close proximity to junction 36 of the M4, local school, shops and amenities
- Viewings highly recommended









A well-proportioned three bedroom semi-detached property situated on the sought-after Priory Gardens within close proximity to junction 36 of the M4, local school, shops and amenities. The property is entered via a partially glazed door into an inner hallway with wooden door through to garage and partially glazed wooden door into a generous entrance hall with plenty of furniture opportunity, staircase rising to the first floor landing and doorways to the lounge and cloakroom. The cloakroom has been fitted with a two-piece suite comprising; lower level WC and wash hand basin. There is a window to the side. The lounge is a well-proportioned size room laid to carpet, full of charming features including tall ceilings, feature fireplace and a large double glazed bay window to the front allowing natural light to pour into the space. The dining room is another impressive size room laid to carpet with feature fireplace and a double glazed UPVC bay window to the rear with views to the garden. The kitchen has been fitted with a range of base and eyelevel units with rolltop space over

and consist of a stainless steel sink with Swanneck mixer tap, space for cooker with a complementary fan overhead, space for fridge, freezer, space for dining furniture and a double glazed window to the rear overlooking the garden. To the first floor landing there are doorways to the three bedrooms, family bathroom and two storage cupboards. The master bedroom is a spacious room, laid to carpet, benefits from large built-in wardrobes and a double glazed bay window to the rear with views to the garden. Bedroom two is also a generous size double room laid to carpet with a double glazed UPVC bay window to the

front. Bedroom three is a well-proportioned single room with a double glazed window to the rear. The family bathroom has been fitted with a three-piece suite comprising; a low level WC, wash hand basin and panel bath with electric showerhead. There is full height tiling to the walls and an obscure glazed window to the front. To the front of the property is a driveway providing off-road parking ahead of the garage and property entrance. To the rear of the property is a fully enclosed by feathered fence south facing garden with a lawn, patio and chipping section with plenty of furniture opportunity. Viewings are highly recommended to appreciate the offer in hand.





### Directions

From Bridgend Town Centre, travel along Ewenny Road passing Brynteg Comprehensive School on the right hand side, travel directly over the roundabout taking the first left into Priory Avenue, take the next left again into Priory Close, where the property can be found on the left-hand side.

### Tenure

Freehold

### Services

All mains  
Council Tax Band D  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

5/13/24, 9:39 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
8 Priory Gardens BRIDGEND CF31 3LH	Energy rating <b>D</b>	Valid until: 11 May 2034 Certificate number: 7734-8725-4300-9868-7206
Property type	Semi-detached house	
Total floor area	85 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/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**  
This property's energy rating is D. 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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	41.5	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/7734-8725-4300-9868-7206/tollhouse>

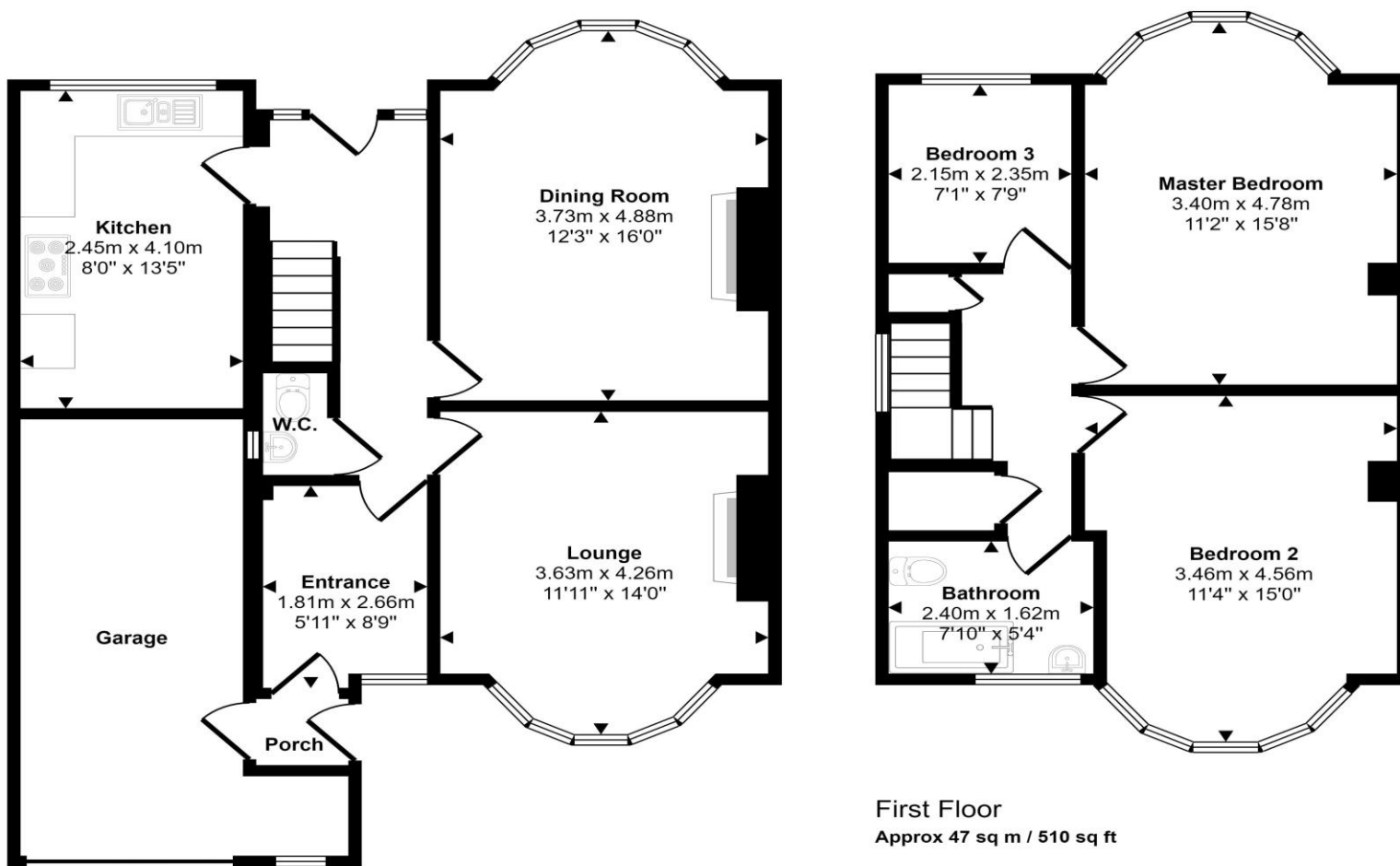
1/8

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.





Approx Gross Internal Area  
123 sq m / 1323 sq ft



Ground Floor  
Approx 76 sq m / 813 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



