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31 Mount Earl

Bridgend,
CF31 3EY

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Asking price **£274,350**

Situated on the popular Mount Earl within walking distance to Brynteg School and Bridgend Town Centre is this well presented traditional 1930s three bedroom semi-detached property with off-road parking and within close proximity to junction 36 of the M4.

1930s character property

Three bedrooms

Two reception rooms

Enclosed landscaped garden

Generous driveway providing off-road parking

Walking distance to local school and Bridgend Town Centre

Close proximity to local transport links and junction 36 of the M4

Viewings are highly recommended





THE COTTON CALM

This well-presented three bedroom semi-detached property with original features and charm is situated on the popular Mount Earl within close proximity to junction 36 of the M4, local schools, shops and amenities.

The property is entered via a double glazed UPVC door into inner porch with feature wooden stain glass door and windows into entrance hallway with staircase rising to the first floor landing with useful storage beneath the stairs and wooden doorways to the lounge and sitting room.

The lounge is a generous size room laid to carpet, feature fireplace, coving to ceiling and a large double glazed UPVC bay window allowing natural light to pour into the space.

The sitting/dining room is an impressive size reception room that runs the width of the property including feature fireplace with useful shelved alcoves each side, double glazed UPVC windows to the side and rear with a views to the garden.

The kitchen has been fitted with a matching range of base and eyelevel units with rolltop space over and consists of a stainless steel sink with mixer tap, space for oven with built-in extractor fan overhead, space for dishwasher, fridge, freezer and plumbing for two appliances. There is tiled flooring, tiled splashbacks, double glazed windows to the side and a partially glazed door giving access to the garden which leads to a sheltered area that benefits from outside tap and has potential for storage/bike area with wooden gated access to the driveway.

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

The master bedroom is a generous size double room laid to carpet and benefits from wardrobes, storage cupboard and a large double glazed UPVC window to the rear. Bedroom two is a good size double room laid to carpet and feature large double glazed UPVC bay window to the front. Bedroom three is a well-proportioned size room laid to laminate flooring with a double glazed UPVC window to the front. The family bathroom has been fitted with a three-piece comprising; a low-level WC, vanity wash hand basin and panel bath with waterfall showerhead and featured shower wand. There are tiled walls, vinyl flooring, chrome ladder hand towel rail and frosted double glazed window to the rear.

To the front of the property is a large paved driveway providing ample off-road parking. To the rear of the property is an enclosed garden laid to lawn with decking and chipping area's all providing great furniture/seating opportunities. There is an additional pathway leading to lower area of the garden for potential storage or more furniture opportunity.

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 to the left hand side 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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5/20/24, 3:16 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)

31 Mount Earl BRIDGEND CF31 1LH	Energy rating: C	Valid until: 19 May 2034
		Certificate number: 0390-2080-8390-2124-4885

Property type: Semi-detached house
Total floor area: 81 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).

Energy rating and score
This property's energy rating is C. It has the potential to be B.
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/0390-2080-8390-2124-4885/print>

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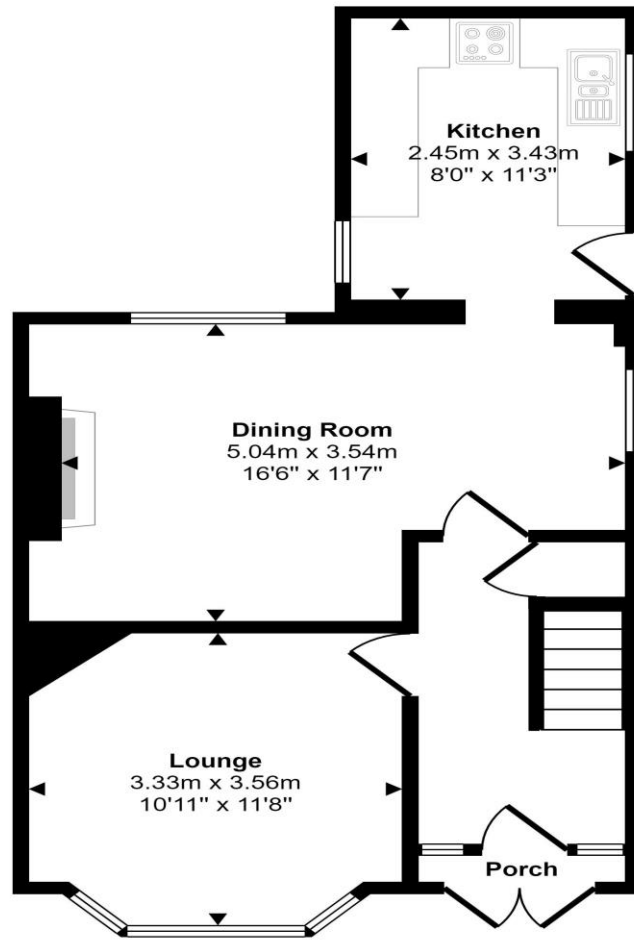
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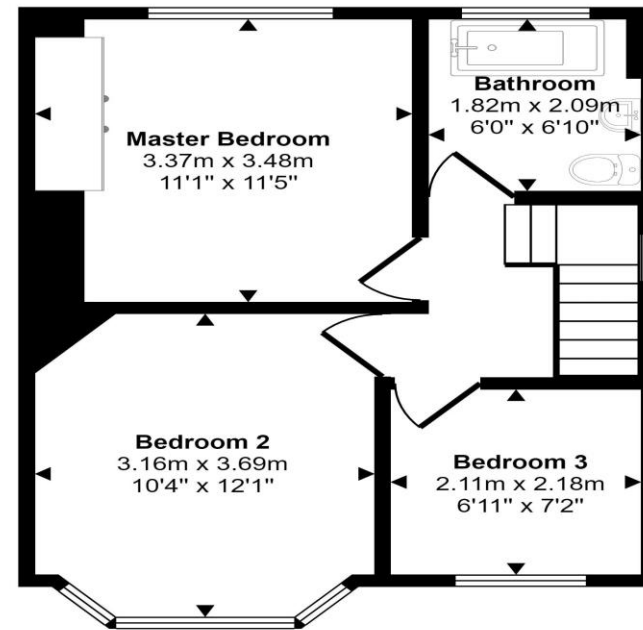
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft



First Floor
Approx 37 sq m / 399 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.

