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41 Rushfield Gardens

Bridgend,  
CF31 1DF

# 41 Rushfield Gardens

Asking price **£215,000**

A well-presented three bedroom semi-detached property with off-road parking, conservatory, landscaped rear garden and located within close proximity to the Princess of Wales Hospital, Bridgend Town Centre and junction 36 of the M4.

Well-presented three bedroom semi-detached house

Conservatory

Popular residential development

Close proximity to the Princess of Wales Hospital

Walking distance to Bridgend Town Centre

Driveway parking for two vehicles

Beautiful rear garden

Viewings highly recommended





Situated within close proximity to Bridgend Town Centre, local transport links and junction 36 of the M4 is this well-presented three bedroom semi-detached property with conservatory, off-road parking and landscaped rear garden.

The property is entered by a UPVC double glazed door into a small porch with doorway leading into the lounge.

The lounge is a generous size with feature fireplace, electric fire, window to the front, staircase rising to the first floor landing and doorway to the kitchen.

The country style kitchen has been fitted with a matching range of base, wall and draw units with complementary work surfaces comprising; integrated fridge, freezer, space for washing machine, one and a half bowl sink unit with mixer tap and a five burner gas hob with low level double oven. Laid to tiled flooring and sliding patio doors leading to the conservatory.

The conservatory is generous size with space for dining furniture, polycarbonate roof and French doors leading out to the garden.

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

The main bedroom is a double room located at the front of the property, benefits from built-in wardrobes, fitted carpet and window to the front. Bedroom two is another double room situated at the back of the property also benefits from built-in wardrobes, houses the water tank for the boiler system and window to the rear. The third bedroom is a well-proportioned sized room, laid to carpet and window to the front.

The family bathroom has been fitted with a three-piece suite comprising; L shaped panelled bath with electric shower over, WC and wash hand basin with storage. The walls are fully tiled, tiled flooring, extractor fan, chrome towel rail and window to the rear.

To the front of the property is a garden laid to decorative chippings and to the side is a driveway providing off-road parking for two vehicles. To the rear of the property is a beautiful enclosed garden with a decking area and a patio path surrounding a lawned area with plenty of furniture opportunity, There is a storage shed which is to remain and a gated side access.

Viewings are highly recommended.





### Directions

Off coity road, take the turning for Glynbridge gardens and follow the road down the hill. Rushfield gardens is the left turning at the bottom. Follow along and take first left. 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 E

Viewing strictly by appointment through Herbert R Thomas

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61804\_130 PR Energy performance certificate (EPC) - Find an energy certificate - GO.UK

**Energy performance certificate (EPC)**

41, Rushfield Gardens RUSHFIELD CF31 1DP	Energy rating <b>E</b>	Valid until: 11 December 2024
Property type Semi-detached house		Certificate number: 9055-2892-6729-6884-6883
Total floor area 48 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-leased-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is E. 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-energy-certificates.service.gov.uk/energy-certificates/9055-2892-6729-6884-6883/print.html>

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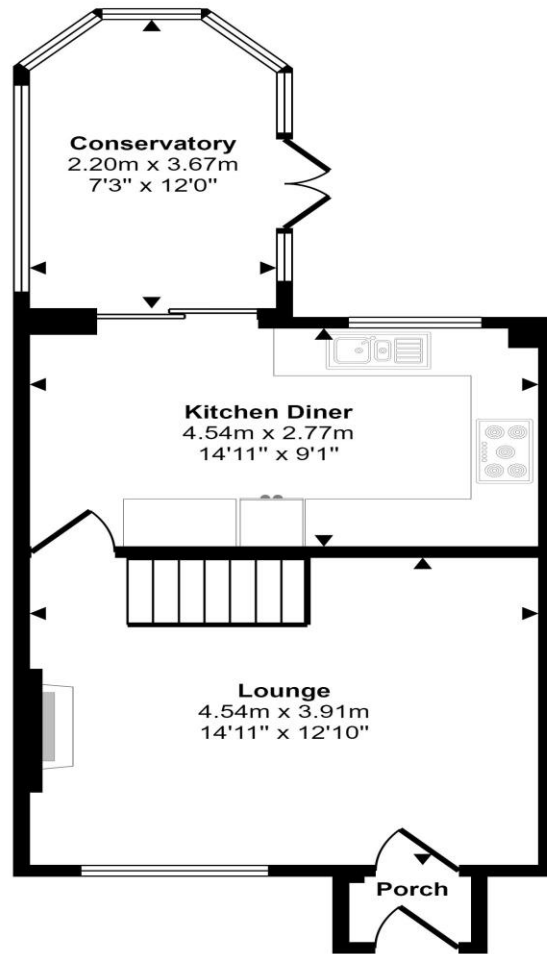
The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)



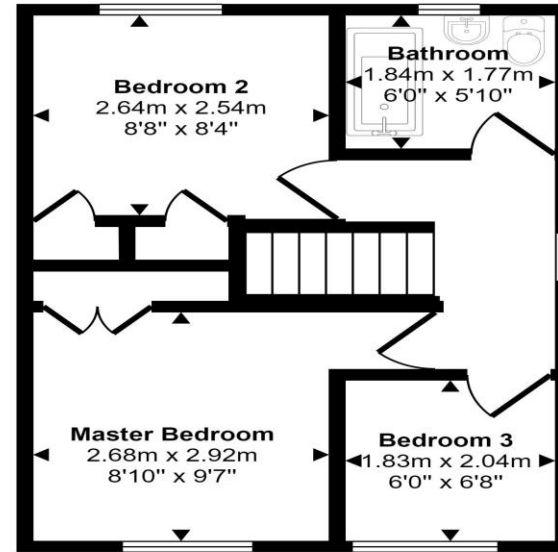
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area  
72 sq m / 770 sq ft



**Ground Floor**  
Approx 40 sq m / 434 sq ft



**First Floor**  
Approx 31 sq m / 336 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.

