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48 Ton Glas

Bryntirion,

Bridgend,

CF31 4EJ

48 Ton Glas

Asking price **£179,950**

Ideal for first time buyers and investors is this well presented three bedroom mid-terrace property selling with no on-going chain with off-road parking, south facing rear garden and situated in the popular Bryntirion location within close proximity to local schools, shops and junction 35 of the M4.

Great example of a three-bedroom mid-terrace property

No chain

Double-width off-road parking

South-facing rear garden

Solar panels for drastically reduced utility bills

Convenient location close to local shops, amenities and playing fields

Catchment area for well-regarded primary and secondary schools

Contemporary entrance lobby with modern features

Spacious lounge and dining room with open plan access

Highly recommended viewings to appreciate the property and its location





Situated in the popular Bryntirion location is this well presented three bedroom mid terrace property with ample off road parking, south facing garden and within close proximity to local school, shops and amenities.

The property is entered via a PVC double-glazed door into an entrance porch with obscure PVCu double glazed windows, laid to vinyl flooring, floor-to-ceiling radiator and a solid wood door leading into the entrance hallway. The hallway has staircase rising to the first-floor landing, door to useful under-stairs storage, laid to laminate flooring and doorways to the lounge and kitchen.

The lounge features coving to the ceiling, a PVCu double glazed bay window to the front, a feature fireplace and opening through to the dining room. The dining room has a PVC double glazed window to the rear and doorway into the kitchen. The kitchen has been fitted with a matching range of base and eye-level units with worktop space over comprising; space for a cooker, plumbing for appliances and a stainless steel sink unit with Swanneck mixer tap. There is a PVCu double glazed door flanked by windows which leads to a lean-to conservatory area which is a UPVC and glass construction laid to vinyl flooring with worktop space and a wooden door leading to the rear garden.

To the first floor landing features a loft inspection point with a drop-down ladder and doors leading to all three bedrooms and family shower room.

The family shower room has been fitted with a three-piece suite comprising; a generous double shower cubicle, a vanity unit wash hand basin and WC. There are twin PVCu obscure double glazed windows to the rear, full-height tiling to the walls and laid to vinyl flooring.

Bedroom three is a single room with coving to the ceiling and a PVC double glazed window to the front. Bedroom two is a generous double room with wall-to-wall built-in mirrored wardrobes and a PVC double glazed window to the rear. The master bedroom has a PVC double-glazed window to the front, built-in mirrored wardrobes and an additional storage cupboard.

To the front of the property features a double width block-paved driveway providing off-road parking. There is a side access to the rear garden. To the rear of the property is an enclosed south-facing rear garden with an elevated timber decking seating area with spectacular views, a lawned area and fruit and vegetable planting areas.

Viewings are highly recommended to appreciate the opportunity and location of this property.





Directions

From Junction 35 of the M4, take the exit for A473 towards Pencoed/Bridgend. At the roundabout, take the 3rd exit onto the A473. Continue on A473 for about 2 miles. At the roundabout, take the 2nd exit and stay on A473. At the next roundabout, take the 2nd exit onto Broadlands/A48. Follow the road straight over two roundabouts then straight through the traffic lights where Ton Glass will be found on the left as indicated by our for sale board.

Tenure

Freehold

Services


All mains
Council Tax Band B
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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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.

71204_338 PV Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

43 Ton Glas terrace house CF31 4LJ	Energy rating B	Valid until: 14 May 2034
Property type		Mid-terrace house
Total floor area		80 square metres
Certificate number: 9360-2014-0350-2094-6823		

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


The graph shows this property's current and potential energy rating.

This property's energy rating is B. It has the potential to be B.

See how to [improve this property's energy efficiency](#).

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

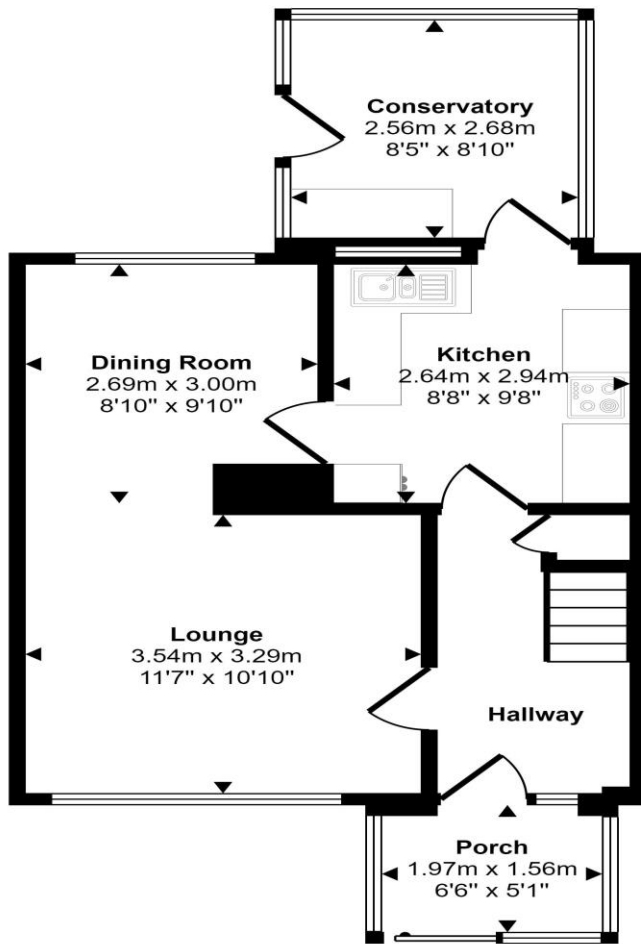


<https://find-energy-certificates.service.gov.uk/energy-certificates/9360-2014-0350-2094-6823/print.html>

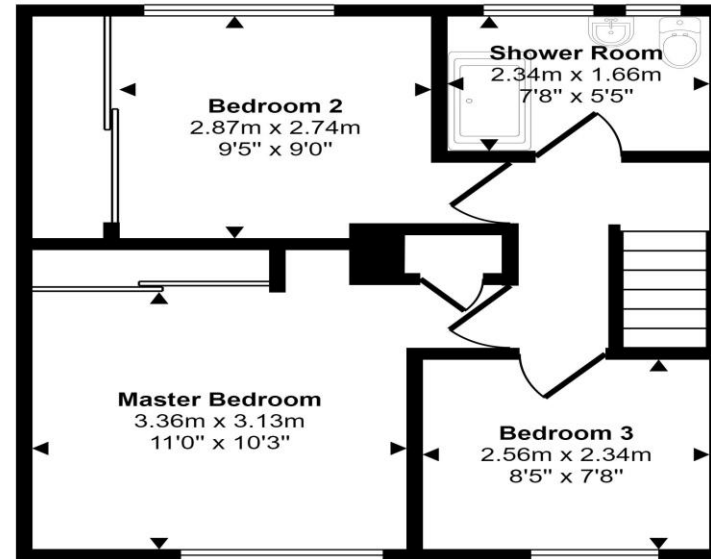
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Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft



First Floor
Approx 40 sq m / 432 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.

