



hrt

herbert r thomas

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2 Cross Street

Tondu,
Bridgend,
CF32 9BU

2 Cross Street

Asking price **£189,995**

A deceptively spacious three bedroom terraced property with spacious lounge/diner, fitted kitchen, impressive four-piece bathroom, attic room, low maintenance rear garden and close proximity to junction 36 of the M4 motorway.

Deceptively spacious three bedroom terraced house

Fitted kitchen with island

Impressive four piece family bathroom

Attic room with staircase & skylight window

Low maintenance tiered garden to the rear

Walking distance of local amenities

Close proximity to Junction 36 of the M4 Motorway

Viewings are highly recommended





Life is short
break the RULES
FORGIVE quickly
KISS slowly. LOVE truly.
LAUGH uncontrollably.
and NEVER REGRET
anything that made
you SMILE.



This traditionally built property has a generous lounge/dining room, impressive fitted kitchen, two double bedrooms, attic room, four piece family bathroom and an enclosed low maintenance rear garden.

The property is entered via a UPVC double glazed door opening into the entrance hallway with staircase leading to the first floor landing, storage space and a doorway to the lounge.

The lounge/dining room is a generous size with plenty of space for furniture, window to the front and doorway leading to the kitchen.

The kitchen spans the full width of the property and benefits from a range of base and drawer units along with a matching island counter and French doors which lead out to the rear garden.

To the first floor landing doorways lead to all three bedrooms and the family bathroom.

A double bedroom is positioned to the front of the property with fitted carpet. Another double bedroom lies to the rear with a window overlooking the garden. Bedroom three is currently used as a dressing room with a staircase leading to the attic room.

The attic room has a pitched roof, fitted carpet, exposed beams and a skylight window. There is plenty of under eaves storage accessed by small cupboard doors.

The family bathroom is generous in size and consists of a four piece suite with panelled bath, WC, pedestal wash handbasin and a separate shower cubicle with a Triton electric shower.

The walls are fully tiled, window to the rear and there's a handy storage cupboard which houses a wall hung Main Eco Combi boiler.

To the rear of the property is a low maintenance enclosed garden with a wooden pergola, laid to artificial grass with steps to a patio area with plenty of seating and furniture opportunity and leads to a storage shed.

Viewings are highly recommended.





Directions

From J36 of the M4, follow signs for Maesteg, proceed along the dual carriageway through two sets of lights and at the roundabout take the third exit. Continue along this road, proceed through the lights, signposted Llynfi Valley. After passing under the railway bridge, go through the traffic lights and take the first right hand turn onto Cross Street indicated by our For Sale sign where the property will be found on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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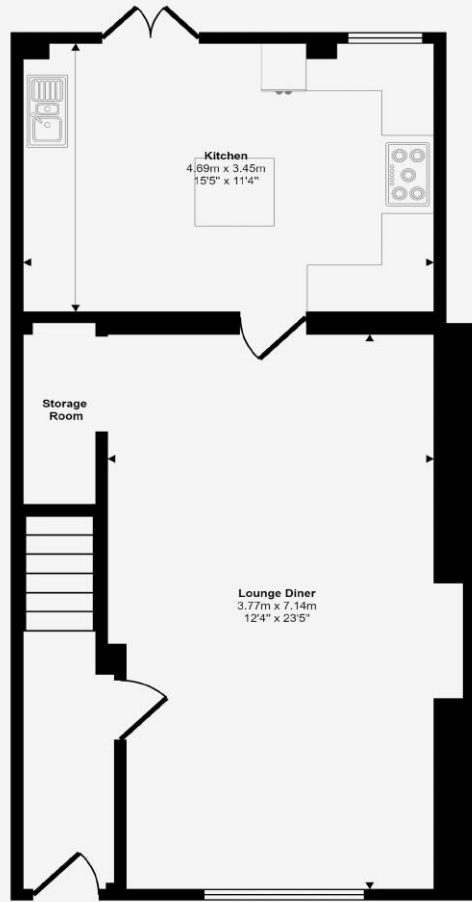
AWAITING EPC

hrt Est. 1926 **RICS**

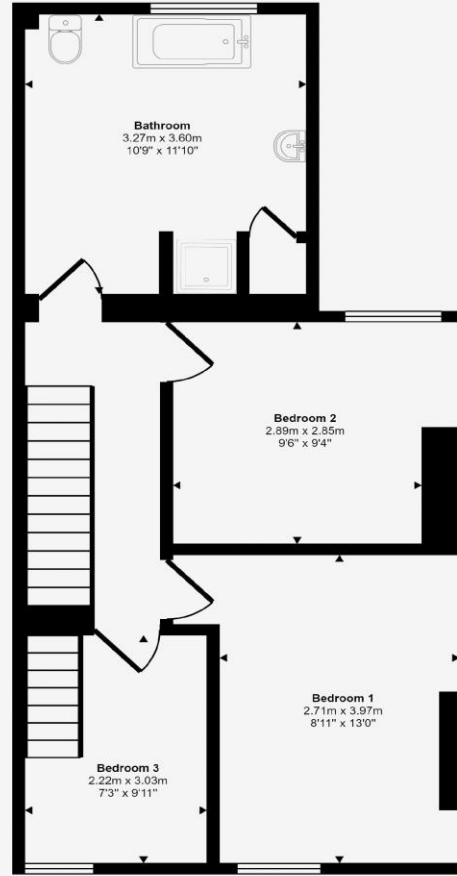
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



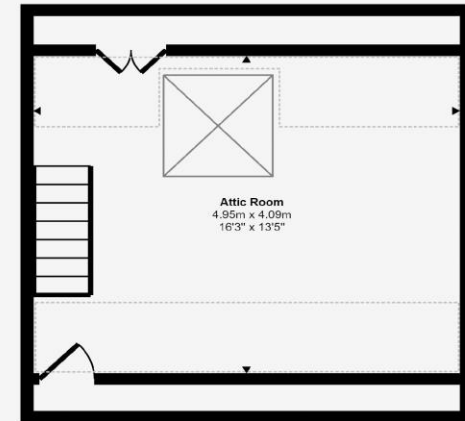
Approx Gross Internal Area
128 sq m / 1376 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft



First Floor
Approx 49 sq m / 522 sq ft



Second Floor
Approx 25 sq m / 271 sq ft

 Denotes head height below 1.5m

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.

