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32 Mount Earl

Bridgend,
CF31 3EY

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Asking price **£325,000**

Situated in the popular Southside of Bridgend is this extended three bedroom semi-detached property with two reception rooms, modern fitted kitchen, converted garage, off road parking, conservatory and close proximity to local schools, shops and amenities.

Extended three bedroom semi-detached

Southside of Bridgend

Lounge with bi-fold doors and skylight window

Fitted kitchen with a full range of integrated appliances

Conservatory/utility room

Converted garage providing a fully insulated home office with power and lighting

Off-road parking for two vehicles

Landscaped rear garden

Close to all local amenities

Viewings are highly recommended





A traditionally built three bedroom semi-detached property with two reception rooms, modern fitted kitchen, conservatory, converted garage, off road parking and situated in the popular Southside of Bridgend within close proximity to local school, shops and amenities.

The property is entered via a UPVC double glazed door leading into a small porch before a glass door which opens into the entrance hallway. The entrance hall has the staircase leading to the first floor with an understairs storage cupboard housing a wall hung Worcester Combi boiler and doorways to both reception rooms. The first room is currently used as a multifunctional dining/sitting room. There's a feature fireplace and traditional bay window to the front. The lounge has been extended and opens up as an L shape. The room is a generous space with a feature fireplace, plenty of room for furniture, window to the side and bi-fold doors to the rear leading out onto the garden. Natural light floods through the room from the large skylight window in the pitched roof. A glass door from the lounge leads into the kitchen. The kitchen has been fitted with a range of base, wall and drawer units along with complementary work surfaces and matching splashbacks/inset panels. There is a full range of integrated appliances including a Neff fan oven, Neff combi oven/microwave, Neff plate warmer, separate under counter fridge and freezer, washing machine and a slimline dishwasher. The Neff appliances continue with an electric induction hob and extractor fan. There is a window to the rear, pitched ceiling with spotlighting and skylight window and a UPVC double glazed door to the side leading out to the side conservatory/utility room. The conservatory is a generous space surrounded by double glazed windows and a door leading out to the rear garden. It has a glass roof and vinyl flooring.

To the first floor landing there are doorways leading to all three bedrooms and the family bathroom. Bedroom one is positioned at the front of the property and is a double room with traditional bay window, a full wall of fitted mirrored wardrobes and laid to fitted carpet. Bedroom two is another generous double room with window overlooking the rear garden. This bedroom also benefits from fitted carpet and a full wall of fitted mirrored wardrobes. Bedroom three is a single room fitted to carpet with built-in furniture. There is a bedside table, fitted wardrobe and chest of drawers along with room for a single bed and window to the front. The family bathroom has been fitted with a three-piece suite comprising; L shaped panel bath with shower over and glass shower screen, pedestal wash handbasin and a separate WC. The bathroom is fully tiled with vinyl flooring and a chrome towel rail.

The property is approached by a concrete driveway allowing off-road parking for two vehicles and a side access to the rear garden. To the rear is a garage structure which has been transformed into a home office. Complete with plug sockets, lighting and full insulation, the outbuilding has multiple double glazed mirrored windows and a uPVC double glazed door. Although its main purpose as a home office, the room could be an ideal studio, playroom or garden room. The rear garden has a patio area leading from the property. A small step leads to the remainder of the garden which is laid to lawn and surrounded by mature shrubs and flowers. There is space behind the office for sheds. No.32 is located next to the old entrance to Brynteg School which is no longer in use and has been fenced off.

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 right hand side as indicated by our for sale board.

Tenure

Freehold

Services

Council Tax Band D

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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82804_430 PH Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
25, Mount Earl Bridgend CF31 2EY	Energy rating D	Valid until: 4 September 2027
		Certificate number: 9859-2834-7913-8803-2111
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/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.
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.
Score	Energy rating	Current
92-100	A	
81-91	B	
69-80	C	
55-68	D	57.5
35-54	E	
21-34	F	
1-20	G	
For properties in England and Wales: the average energy rating is D the average energy score is 50		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9859-2834-7913-8803-2111/h/summary>

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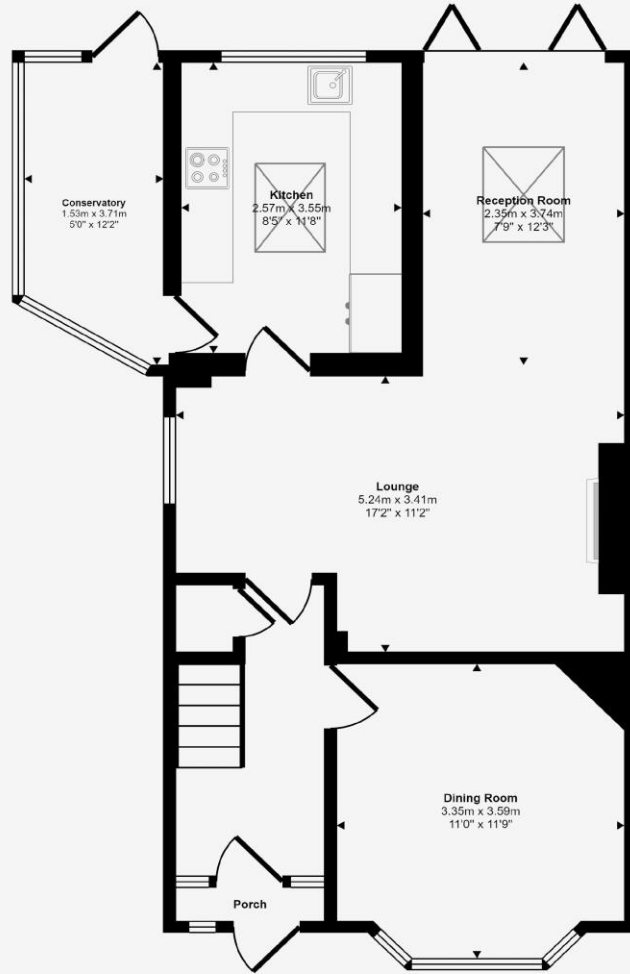
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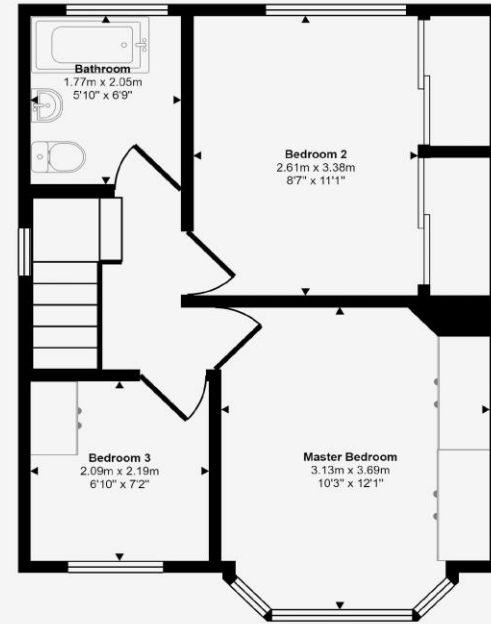
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



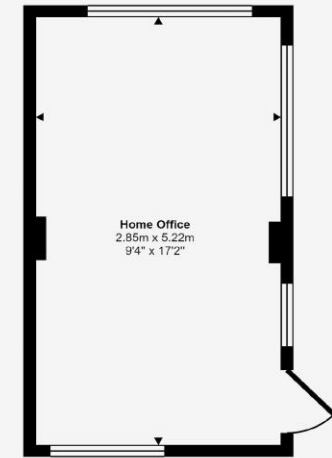
Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 62 sq m / 662 sq ft



First Floor
Approx 37 sq m / 399 sq ft



Study
Approx 15 sq m / 160 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.

