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12 Tudor Drive
Bettws, Bridgend, CF32 8YE

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Asking price **£214,950**

A two double bedroom semi-detached bungalow with conservatory, garage, off road parking, wrap around garden and situated on the edge of the picturesque village of Bettws within close proximity to junction 36 of the M4 motorway.

Spacious two double bedroom semi-detached bungalow

Generous corner plot

Detached garage

Off-road parking

Conservatory

Newly fitted kitchen

Viewings highly recommended





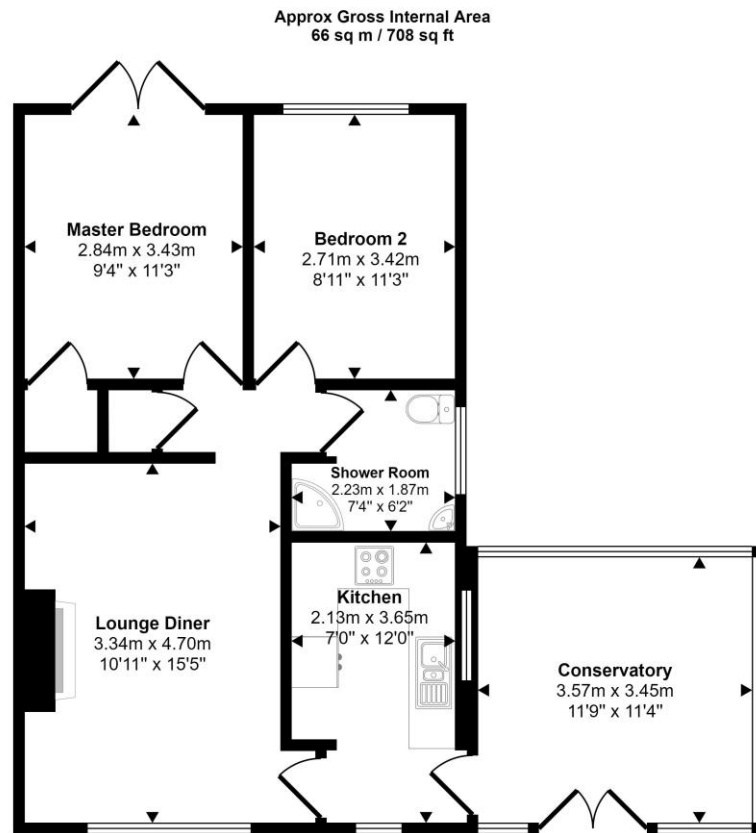
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This two double bedroom semi-detached bungalow sits on a generous corner plot opposite farmland and countryside on the edge of Bettws benefitting from a newly fitted kitchen, conservatory, two double bedrooms, garage and driveway parking for two vehicles. The property is entered via the conservatory which has been added to the original build and provides a great extra reception room overlooking the garden, French doors and windows surround the room, laid to tiled flooring, glass roof, plumbing for a washing machine and a door leads through to the kitchen. The kitchen has been beautifully redesigned

with a range of Howdens sage green base, wall and drawer units and complemented with neutral work surfaces comprising single bowl sink unit with mixer tap, induction hob and high level double oven, space for a fridge/freezer and a slimline dishwasher. There are tiled splashbacks, inset spotlighting to the ceiling and tiled flooring. The lounge has a traditional bay window overlooking the countryside to the front, wood effect vinyl flooring, feature fireplace sits central to the room with a working gas fire and an opening leads to small passageway which allows access to both double bedrooms, handy storage cupboard and

the family bathroom. Bedroom one is a double room with a window overlooking the rear garden. There is vinyl wood effect flooring and space for wardrobes. Bedroom two is another double bedroom with wooden block flooring, built-in wardrobe/storage cupboard and French doors leading onto the rear garden. The bathroom has been fitted with a three-piece suite comprising; shower cubicle with a thermostatic shower, vanity unit with a wash handbasin and a separate WC. The room is finished off with vinyl flooring, full height tiling to the walls and a chrome towel rail. The property is approached by a pathway and small steps leading to the entrance. The garden is beautifully well stocked with mature trees, shrubs and flowers. There are various areas of lawn, patio and an area with a large shed/cabin. The garage is detached and accessed via wrought iron gates and a concrete driveway providing off-road parking, a concrete pathway allows access to the wraparound garden which is surrounded by natural hedging.

Viewings are highly recommended.



Floorplan

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.





Directions

From junction 36 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, go right at the traffic lights, follow this road for approximately 0.8 miles and turn into Penybryn Road. Follow this road onto Bettws Road before turning right onto Tudor Drive, follow the road and bear right, natural hedging follows on the right, the property will be on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band B
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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04/24, 8:58 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
12 Tudor Drive Bettws CF31 1LH	Energy rating C	Valid until: 31 October 2031
		Certificate number: 4138-9029-5108-0529-0202
Property type	Semi-detached bungalow	
Total floor area	82 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-rented-property-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 50

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.

