



**hrt**

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

Lavender Cottage

Heol Gam

Bridgend,  
CF31 3EU

# Lavender Cottage Heol Gam

Asking price **£369,950**

A beautifully presented four bedroom detached property with large kitchen/diner, ensuite to master bedroom, modern orangery, off-road parking and situated in the highly sought-after Bridgend location within close proximity to local schools, shops and Bridgend Town Centre.

Four spacious bedrooms

Social kitchen/diner

Modern Orangery

Three Bathrooms

Sought after Bridgend location

Fully landscaped garden

Brick-paved driveway providing ample off-road parking

Close proximity to Bridgend Town Centre

Walking distance to local schools and shops

Viewings are highly recommended





Welcome to Lavender Cottage, a charming four-bedroom detached property nestled in a prime Bridgend location which offers a spacious layout with a landscaped garden and ample off-road parking and within close proximity to local schools, shops and amenities.

The property features a welcoming entrance hallway laid to tiled flooring and a staircase leading to the first floor landing with useful storage cupboard beneath and doorways to the lounge and kitchen/diner.

The lounge is a generous sized reception room laid to laminate flooring, featured fireplace, large double glazed window to the front and double doors opening into the modern kitchen/diner allowing for an open plan style living.

The kitchen has been fitted with matching range of base and eye-level units with worktop space over comprising; a stainless steel sink unit, built-in oven, four-burner gas hob with complimentary extractor fan over, integral dishwasher, space for an American-style fridge freezer and plumbing for an appliance. The kitchen/diner also includes an island/breakfast bar with the same matching worktops adding additional dining options, laid to tiled flooring which leads into an additional dining area. An opening flows into a stylish orangery, flooded with natural light from a skylight and large double-glazed windows to the front and side with French doors leading out to the beautifully landscaped rear garden.

To the first floor doorways lead to two bedrooms and a family bathroom.

Bedroom four is a generous double bedroom with built-in wardrobes and an en-suite bathroom featuring a three-piece suite comprising; a low level WC, wash hand basin and shower. Bedroom three is currently used as an office however is another generous double bedroom with built-in storage and a front-facing window.

The family bathroom is a generous size which has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and a panel bath with a shower overhead.

To the second floor doorways lead to two additional spacious double bedrooms, each with Velux windows and one with its own en-suite shower room.

To the front of the property features a brick-paved driveway with ample off-road parking ahead of the property entrance. To the rear is a fully landscaped garden enclosed by modern slatted fencing, laid mostly to stylish grey patio with astroturf section and features a pergola perfect for entertaining. Additional garden features include outdoor sockets and tap.

Viewings are highly recommended.





### Directions

From the nearest junction of the M4 Motorway, take the A48 exit towards Bridgend. Follow the A48 and then merge onto the A473. Continue straight and turn left onto Heol Gam. Lavender Cottage will be on your left.

### Tenure

Freehold

### Services

All mains  
Council Tax Band F  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
*bridgend@hrt.uk.com*

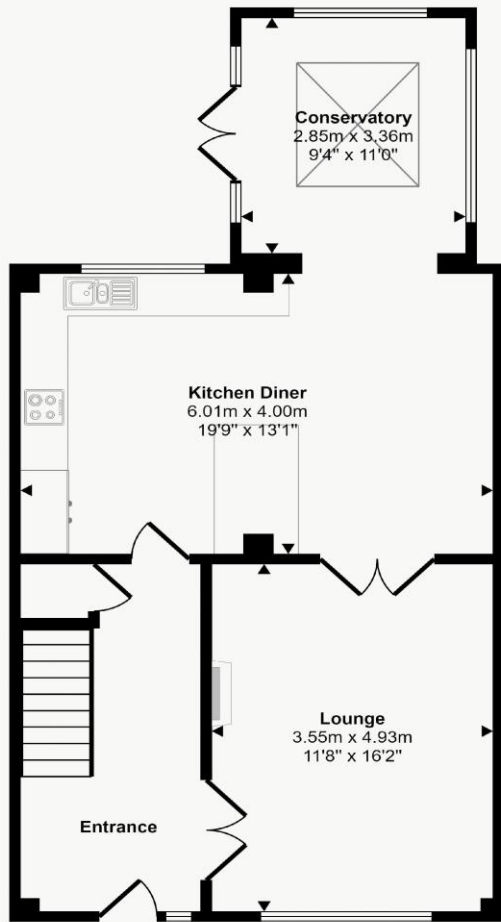
**AWAITING EPC**

**hrt** Est. 1926 **RICS**

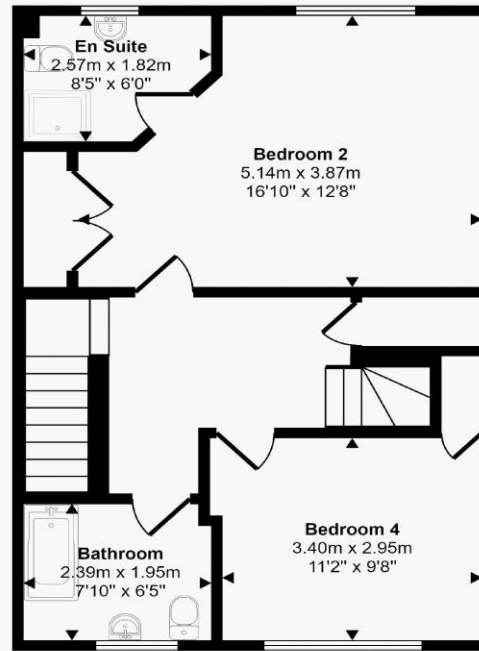
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



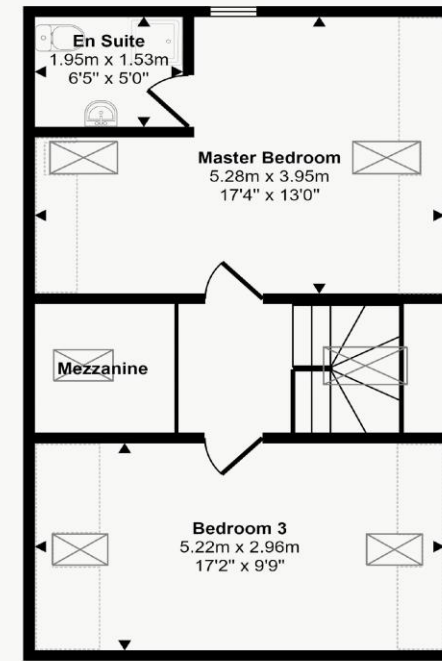
Approx Gross Internal Area  
162 sq m / 1744 sq ft



Ground Floor  
Approx 65 sq m / 699 sq ft



First Floor  
Approx 54 sq m / 578 sq ft



Second Floor  
Approx 43 sq m / 467 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.

