



hrt

herbert r thomas

hrt.uk.com

29 Maes-Y-Felin

Bridgend, CF31 1YN

29 Maes-Y-Felin

Asking price **£170,000**

Selling with no on-going chain is this spacious three bedroom detached property with two reception rooms, utility room, utility room, downstairs WC, low maintenance garden and within close proximity to Bridgend Town Centre and the Princess of Wales Hospital.

Spacious three bedroom detached property

Two reception rooms

Utility Room

Family bathroom and ground floor cloakroom/WC

Low maintenance gardens

Close to transport links

Close proximity to Princess of Wales Hospital

Walking distance to Bridgend Town Centre

No chain

Viewings are highly recommended





Within walking distance to Bridgend Town Centre is this spacious three bedroom detached property with two reception rooms, downstairs WC, low maintenance garden and selling with no on-going chain. The property is entered via a UPVC double glazed door opening into the entrance hallway with staircase leading to the first floor landing and doorways leading to the two reception rooms, kitchen, cloakroom/WC, storage cupboard and utility room. The lounge is a good size reception room laid to carpet with a large window overlooking the rear garden. The second reception room/dining room/study is laid to carpet and has

a window to the rear overlooking the garden. The kitchen has been fitted with a range of base, wall and drawer units with laminate work surfaces over, space for a freestanding cooker, a slimline dishwasher and a washing machine. Laid to vinyl flooring, a wall hung Ideal Logic 30 Combi boiler is concealed in a cupboard and there is a set of French doors to the rear leading out to the garden. The cloakroom has been fitted with a two-piece suite comprising; WC and a wash handbasin with storage cupboard. There is an additional storage cupboard and a window to the front. The utility room has a window to the side, there is

a range of fitted cupboards with workspace over, laid to vinyl flooring and the room currently houses an undercounter fridge, freezer and tumble dryer. To the first floor landing there is a window to the front, generous storage cupboard and doorways leading to all three bedrooms and the shower room. The main bedroom is a generous size double room with a window to the rear. The second bedroom is also a double room with a window to the rear and two built-in wardrobes. Bedroom three is a smaller room with window to the rear and a built in wardrobe. The shower room has been fitted with a three-piece suite comprising; a double shower cubicle with an electric Triton shower, wash handbasin with vanity unit and a WC. The walls are fully tiled, chrome towel rail and laid to vinyl flooring. To the front of the property is approached via a gate into a courtyard to the property entrance. There is a side access to the low maintenance garden which is laid to patio area. There are two additional gates to the side and rear. Communal parking bays surround the property so there is always ample parking available. Viewings are highly recommended.

Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 49 sq m / 528 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.





Directions

From Bridgend town centre, follow Coity road past the Princess of Wales Hospital until you reach the crossroad at Litchard cross. At the lights, turn left and follow the road under the bridge. Proceed along the road where the property will be found on your left hand side as indicated by our For Sale Board.

Tenure

Freehold

Services

All mains
Council Tax Band B
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



Energy performance certificate (EPC)

29 Main, Y Felin Bridgend CF31 1YH	B	Valid until: 13 October 2034
Property type	Detached house	Certificate number: 0326-3642-2268-7114-0204
Total floor area	87 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 B. 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 60

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.

