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2 Westfield Avenue

Bridgend,  
CF31 4HH



## 2 Westfield Avenue

Asking price **£280,000**

In need of modernising with fantastic potential is this extended three bedroom semi-detached property, sat on a generous plot with lots of original features, three reception rooms, conservatory, garage and situated in the popular Bridgend location within close proximity to local shops, amenities and transport links.

Traditional three bedroom semi-detached

In need of modernisation

Ground floor extension and attic room

Generous garden plot

Garage

Popular Bridgend location

Short distance to Bridgend Town Centre

Close proximity to local schools, shops and amenities

Viewings highly recommended









Situated on a generous plot is this extended three bedroom semi-detached property with attic room, in need of modernising, boasts original features throughout, conservatory, garage and situated in a popular Bridgend location within close proximity to local transport links and Bridgend Town Centre. The property is entered via a partially glazed door into an entrance hallway, laid to parquet flooring, with staircase rising to the first floor landing and doorways to the lounge, dining room, useful storage cupboard and opening to the sitting room.

The lounge is a generous size room with the same continuation of parquet flooring from the entrance hallway with feature fireplace, storage alcove and large double glazed UPVC bay window to the front.

The sitting room is a well-proportioned size room laid to parquet flooring with a great social aspect being connected via the dining room and conservatory with feature fireplace.

The dining room has a window to the rear and doorways to useful storage cupboard and kitchen. The conservatory is made of UPVC construction with dwarf wall surround with UPVC doors to the rear giving access to the garden and patio area. The kitchen has been fitted with a matching range of base and eyelevel units with rolled worktop space over comprising; a stainless steel sink with mixer tap, space for cooker, fridge, freezer and plumbing for one appliance. There is ample storage cupboards, tiled splashbacks, double glazed UPVC windows to the rear and side and doorways to the garden, storage room and WC. The WC has been fitted with a two-piece suite comprising; a low level WC and corner wash handbasin. There is a glazed window to the rear.

To the first floor landing there is a large obscure glazed window allowing natural light into the landing area with doorways to all three bedrooms, family bathroom and storage cupboard.

The main bedroom is an impressive size double room with a large double glazed bay window to the front. Bedroom two is another well-proportioned double room benefitting from built-in storage cupboard and a double glazed window to the rear overlooking the garden. Bedroom three is a well-proportioned single room with a double glazed window to the front and staircase rising to the attic room which benefits from storage into the eaves and two Velux windows to the rear.

The bathroom has been fitted with a three-piece suite comprising; a low level WC, pedestal wash handbasin and panel bath. There is an obscure glazed window to the rear.

To the front of the property is a gated driveway ahead of the garage and property entrance with ample front garden laid to lawn. To the rear of the property is a fully closed generous garden plot mostly laid to lawn with patio section off the conservatory.

Viewings are highly recommended.







### Directions

From Bridgend Town Centre, travel up Park Street, taking the first right hand turning onto St Leonards Road. At the T-junction, turn right onto West Road and left onto Westfield Avenue where the property will be found on your right handside.

### Tenure

Freehold

### Services

All mains  
Council Tax Band E  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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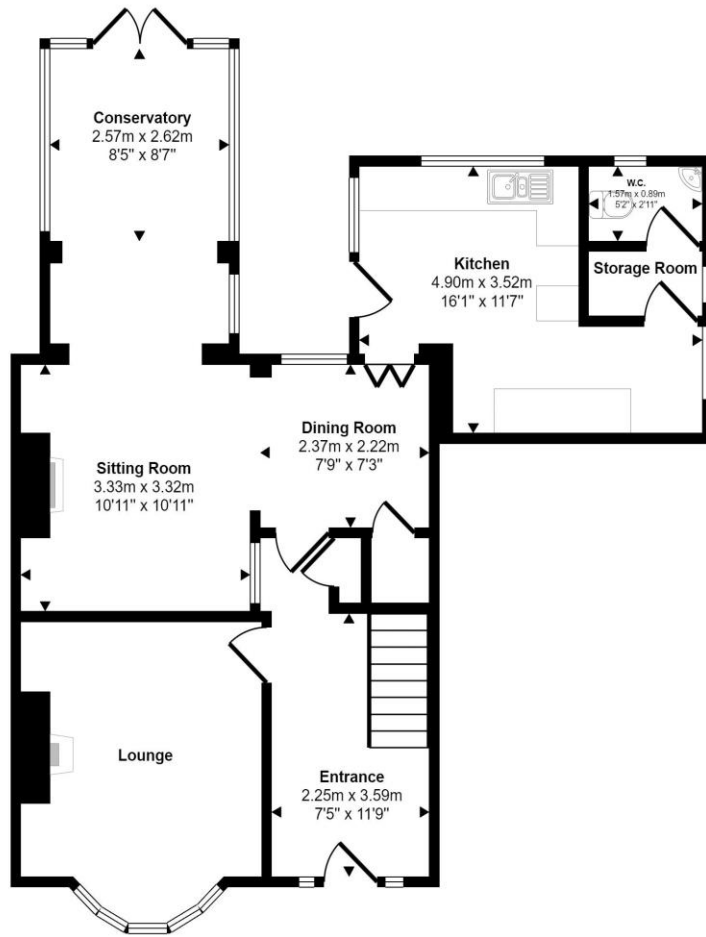
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



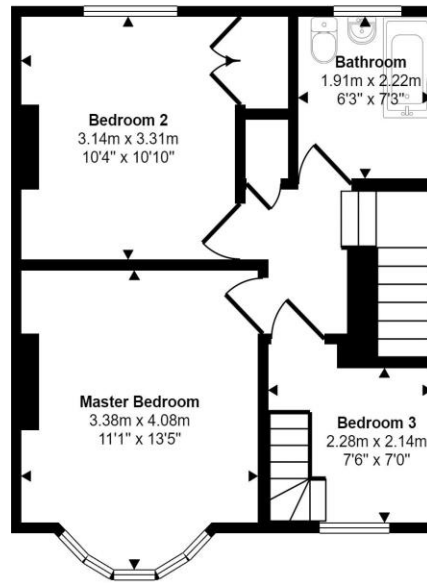




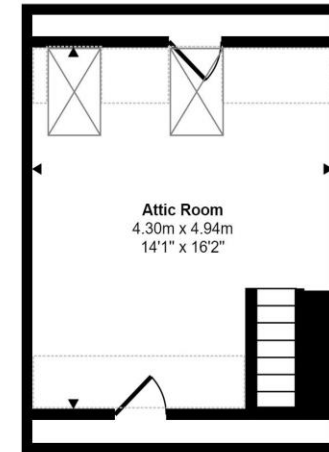
Approx Gross Internal Area  
135 sq m / 1456 sq ft



Ground Floor  
Approx 68 sq m / 736 sq ft



First Floor  
Approx 42 sq m / 449 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.



