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26 Tanyrallt  
Avenue,  
Bridgend, CF31 1PQ



## 26 Tanyralt Avenue

Asking price **£220,000**

Situated in the popular Litchard location within walking distance to local schools, shops, local park and playing fields is this well presented extended three bedroom semi-detached property.

Extended three bedroom semi-detached property

Impressive sized reception rooms

Kitchen and utility room

Detached garage and driveway

Fully enclosed landscaped garden

Popular Litchard location

Walking distance to local schools and shops

Neighbouring the local park and playing fields

Viewings are highly recommended









This extended three bedroom semi-detached property with landscaped garden and detached garage is situated in a central Bridgend location providing excellent links to Bridgend town centre, transport links, schools and shops.

The property is entered via a uPVC door into in a porch with low-level walls and uPVC windows surround and doorway through to the entrance hallway. The hallway with staircase rising to the first floor landing, has useful under stair storage cupboard, door to the lounge and access to the kitchen via the utility room.

The lounge is a spacious sized reception room laid to cosy carpet with large double glazed window to the front allowing natural light to flood the space and features double wooden doors that lead to the dining room.

The dining room is another impressive sized reception room laid to laminate flooring with double glaze uPVC French doors that open out to the garden and has an opening through to the kitchen creating a social dining element between the rooms.

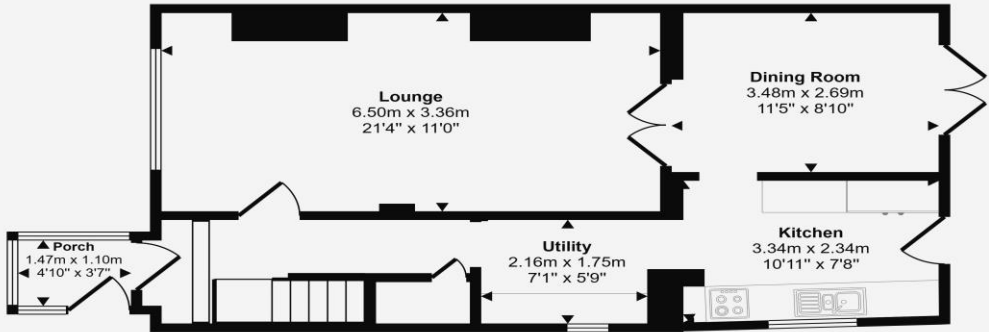
The kitchen has been fitted with a matching range of base and eye level units with roll top work space over and splashback tiles and consist of a stainless steel sink with mixer tap, four burner gas hob, built-in oven, integral fridge/freezer, dishwasher and washing machine. There is fully tiled flooring, uPVC door to the rear giving access to the garden.

The utility room has been fitted with a matching range of base and level units, plumbing for one appliance and a double glazed window to side.

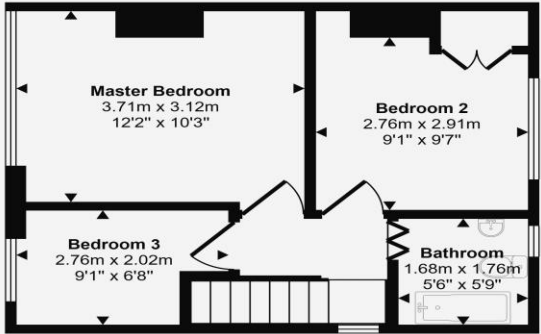
To the first floor landing there is a loft access point and doors to the three bedrooms and family bathroom. The main bedroom is a generous sized double bedroom laid to carpet with useful alcove space for wardrobes and a large double glazed window to front. Bedroom two is another good sized double bedroom laid to carpet and benefits from built-in wardrobe which also houses the combination style boiler and there is a double glazed window to the rear overlooking the garden. The third bedroom is a well-proportioned single room laid to carpet with a double glazed window to front. The bathroom is fully tiled and has been fitted with a three suite comprising of a low-level WC, pedestal wash handbasin and bath with electric shower over. There is a ladder style radiator and obscure glazed window to the rear.

To the front of the property a gated driveway provides ample parking ahead of the garage and front garden laid to patio. To the rear of the property is a fully enclosed impressive sized garden laid mostly to lawn with raised decking and patio area with outside tap, power socket, gated side access back onto driveway and an external door to the garage which benefits from power.

Approx Gross Internal Area  
90 sq m / 967 sq ft



Ground Floor  
Approx 55 sq m / 588 sq ft



First Floor  
Approx 35 sq m / 379 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 towards the Princess of Wales Hospital. Just before the lights to the hospital, there is a turning on the left into Pendre. Pass the small shop on the left-hand side and follow the road straight down then follow the bend to the left. The take the next right onto Tanyralt Ave. The property will be found on the the right-hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All Mains services  
Council Tax Band D  
EPC Rating

# AWAITING EPC

Viewing strictly by  
appointment through  
Herbert R Thomas

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