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5 Llys Eglwys
Bridgend, CF31 5DT

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5 Llys Eglwys

Asking price **£182,500**

Situated in a pleasant cul-de-sac location on the sought after Broadlands development within close proximity to well-regarded primary school, shopping precinct and Newbridge playing fields is the generously proportion two bedroom mid link property

Two double bedroom mid Terrace

Off-road parking

Southerly facing rear garden

Kitchen diner

Built in storage to the two double bedrooms

Convenient location within close proximity to well regarded primary school

Close to shopping precinct and Newbridge playing fields





Situated in a pleasant cul-de-sac location within close proximity to Newbridge playing fields, local shopping precinct and well regarded primary school is this two double bedroom, detached property.

The property is entered into the lounge with staircase to the first floor landing, laminate flooring, uPVC double glazed window to front, coving to ceiling and a door leading to the

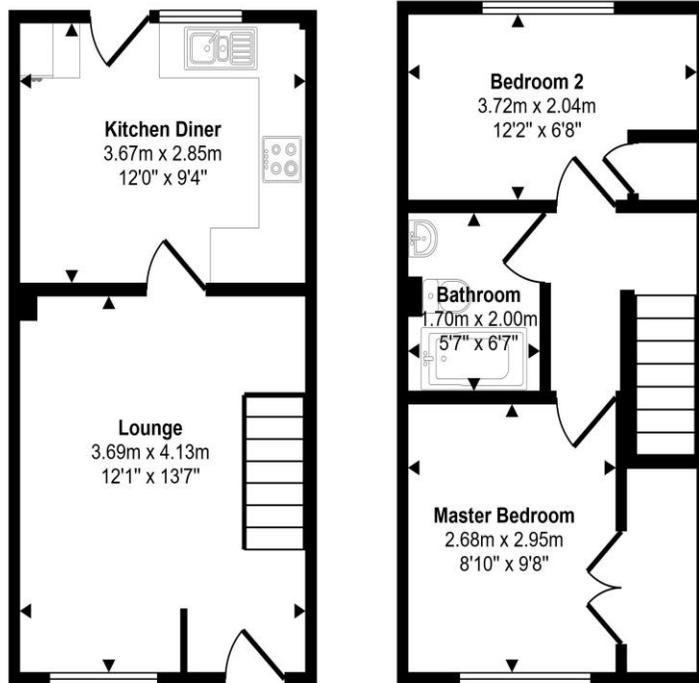
kitchen/diner. The kitchen/diner has been fitted with a matching range of base and eye-level units with square top workspace over. There is a one and a half bowl sink unit with Swan neck tap, built-in oven, four ring gas hob with complementary extractor hood over, plumbing and space for appliance. There is vinyl flooring and uPVC double glazed window flanked by door overlooking the southerly facing rear garden.

Upstairs to the first floor landing there is a loft inspection point and doors to the two double bedrooms and bathroom. The bathroom is fitted with a three-piece suite comprising of a bath, close coupled WC and pedestal wash handbasin with tiled splashback and tiled flooring. The two double bedrooms have uPVC double glazed windows and built-in storage cupboards.

Outside to the front is a gravelled pathway leading to the front door and driveway providing off-road parking. To the rear of the property is an enclosed southerly facing garden laid to timber decking and gravel.

Viewings on the property are recommended to appreciate the location and convenience on offer.

Approx Gross Internal Area
53 sq m / 573 sq ft



Ground Floor
Approx 26 sq m / 282 sq ft

First Floor
Approx 27 sq m / 291 sq ft





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Tenure

Freehold

Services

All Mains Services
Council Tax Band C
EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Energy performance certificate (EPC)

L LLYS EGLWYYS BROADLANDS BRIDGEND CF31 5DT		Energy rating C
Valid until 18 January 2031	Certificate number 9513-0003-8258-9599-2210	

Property type
end-terrace house

Total floor area
54 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the properties and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444444/guidance.pdf](#)).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.
[See how to improve this property's energy performance.](#)

Directions

From Bridgend Town Centre proceed along Park Street leading out onto Bryntirion Hill. At the traffic lights take the left hand turning into the Broadlands development. Turn left at the roundabout and and follow the road for approximately 400 yards where Llys Eglwys will be found on the left hand side. The property will be found immediately on the right hand side as indicated by our for sale board

Viewing strictly by appointment
through Herbert R Thomas

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

hrt Est. 1926



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.

