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99 Grove Road
Bridgend, CF31 3EH

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99 Grove Road

Asking price **£207,500**

Spacious two double bedroom end terrace house situated on the 'Southside' of Bridgend.

Spacious two double bedroom end terrace property

Built in the early 1900's

Multiple reception rooms

Available for the first time in 40 years

Walking distance of the local Primary & Comprehensive Schools

Popular 'Southside' location

No ongoing chain





This two double bedroom end terrace property is positioned toward the top of Grove Road, just off Merthyr Mawr Road. The traditionally built, bay fronted terrace has been a loved family home for over 40 years and benefits from multiple reception rooms, an L shaped kitchen and wet room to the ground floor. The first floor houses two spacious double bedrooms and a generous sized family bathroom. There are gardens to the front and rear with additional access from the lane behind. The property is a perfect location for access to Bridgend Town Centre and it's transport links. The local Schools are within walking distance and the property is available for sale with no ongoing chain.

The property is entered via a double glazed door leading into a small porch with a glass door opening to the entrance hallway with the staircase in front, leading to the first floor with under stairs storage area which houses the gas and electric meter and

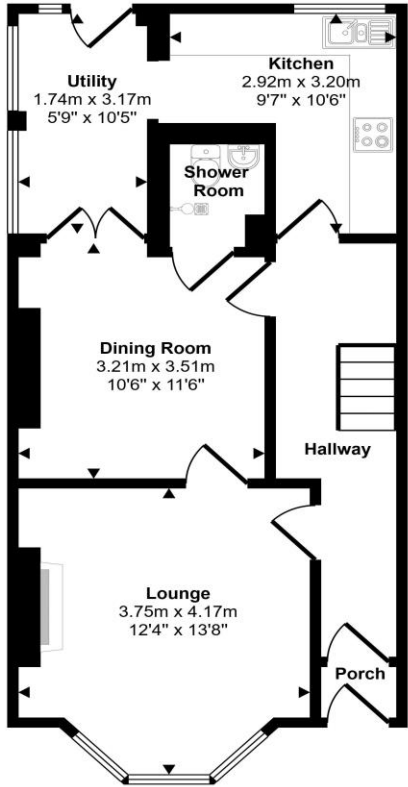
doors to the lounge, dining room and the kitchen. The lounge is positioned to the front of the property with a traditional bay window and there is a fireplace with an electric fire, fitted carpet and a doorway which joins the dining room. The dining room is laid to carpet and benefits from French doors leading to a small lean to area, and a door allowing access to a ground floor wet room. The wet room is fully tiled withan electric Triton shower with hand rails, a WC and a wall hung wash hand basin. The small lean to conservatory has windows to the side and a double glazed door allowing access to the garden with tiled flooring, power points and a polycarbonate roof. The room can be accessed from the kitchen or dining room. The kitchen is L shaped and fitted with a range of base, wall and drawer units with complementary work surfaces. There is a

single bowl sink unit, electric oven, gas hob, space for an under counter fridge and washing machine, a window to the rear and tiled flooring.

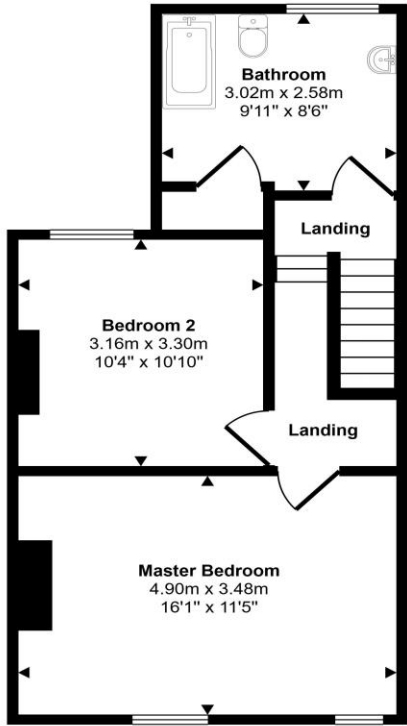
To the first floor the stairs and split level landing are carpeted with a loft hatch for the attic and doors to two double bedrooms and the family bathroom. The main bedroom is a generous sized room positioned at the front of the property with two windows and plenty of space for a king size bed along with bedroom furniture. Alternatively, the room is such a good size, it could be split to create two smaller rooms. Bedroom two is another double room with window to the rear and space for a bed along with bedroom furniture and is laid to carpet. The bathroom is very generous in size and comprises a three-piece suite of a panelled bath, WC and pedestal wash hand basin with part tiling around the bath along with splash back tiling by the sink. There is a built in storage cupboard houses a wall hung Ideal combi boiler with radiator and vinyl flooring.

The property is approached by a pathway leading to the front door with a small courtyard garden laid to decorative chippings, natural hedging and a stone wall with iron railings. The rear garden is low maintenance with a concrete area leading from the property and a small patch of lawn with a path to a patio area. There is an additional path which leads to the back gate which allows access from the lane behind. The garden is surrounded by wooden fencing and brick walls.

Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor
Approx 52 sq m / 561 sq ft



First Floor
Approx 44 sq m / 475 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.





Tenure

Freehold

Services

Council Tax Band

EPC Rating

Referral Fees

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

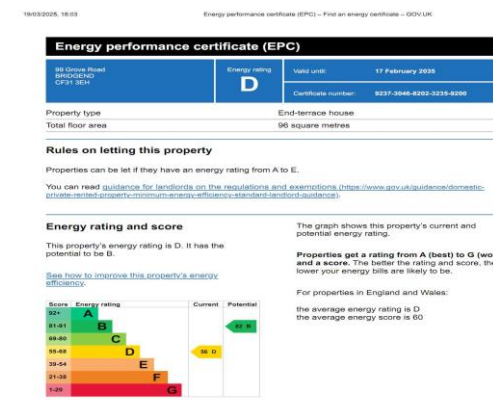
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



Directions

From our Bridgend office, head south up Derwen Road, turning right passing the Rhiw shopping centre, go straight over the bridge at the traffic lights, bear right, following the road around evergreen buildings to the dual carriageway, bear left here and follow the road to the next traffic lights where you will be bearing left onto Ewenny Road, follow Ewenny Road, take the first right onto Grove road, the property can be found at the

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 **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.

