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herbert r thomas

18 Camberwell
Avenue
Bridgend, CF31 4QT

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18 Camberwell Avenue

Asking price **£239,950**

Situated in the popular Cefn Glas location within a short distance to local schools, shops and amenities is this beautifully renovated three bedroom property with fully landscape garden garage and outbuilding and ample off-road parking.

Three bedrooms

Impressive sized lounge with featured log burner

Social kitchen /diner

Immaculately presented

Garage and ample off-road parking

Fully landscape garden

Summer house/outbuilding

Popular location short distance to local schools and amenities

Great access to Bridgend Town Centre





This well presented three bedroom semi-detached property is located moments from Bryntirion Comprehensive School and a short distance to local schools, shops and amenities. Great commuter access via junction 36 of the M4 and close to bus links. The property is entered via a partially glazed door into a porch with frosted double glazed windows to the side and a bespoke bench and shoe storage with stylish modern panelling oak door through to the hallway. The hallway has a staircase rising to the first floor landing with useful storage cupboards/ utility cupboard housing the washing machine underneath and doors to the bathroom and lounge. The bathroom is fitted with a three-piece suite and comprising of a low-level WC, wash hand basin and P shaped bath with a shower overhead, tiled walls and glazed window to the side. The lounge is an impressive sized room laid to laminate flooring with feature log burner fireplace and a useful storage in the alcove. There is large double glazed u PVC window to the front allowing natural light to pour into the space and an opening through to the dining area and kitchen. The kitchen/diner is an L shaped room which allows for social dining and ample space for dining furniture. The kitchen has been fitted with a matching range of bases and eye level units with squared worktops over and comprises of a built-in oven and five burner gas hob with a complementary extractor fan overhead, space for fridge/freezer, storage cupboards and matching dresser with stylish wooden shelving. There is a

large double glazed UPVC window and French doors that open out to the landscape garden. To the first floor, the landing has doors to the three bedrooms. Bedroom one is an impressive size double room benefiting from built-in wardrobes and useful storage nook bedside tables, a large glazed window to the front and useful storage cupboard above the stairs housing the boiler. Bedroom two is a good sized double room also benefitting from built-in wardrobe and double glaze UPVC window overlooking the garden and the playing fields beyond. Bedroom three is a well portion multi-purpose room with a double glazed window to rear with the same view as the second bedroom. To the front of the property is a long driveway providing ample off-road

parking ahead of the garage and a good sized front garden laid to lawn with sandstone pathway to the property entrance. To the rear of the property is a landscape and enclosed garden laid to tiles and lawn section with cedar wood panelling borders. Access through to garage is via an external door which benefits from power and there is also an outbuilding/summer house with tiled roof and power which can be used for pleasure or potential workspace.





Tenure

Freehold

Services

Council Tax Band C

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.

AWAITING EPC

Directions

From Bridgend Town Centre proceed up Park Street which follows on to Bryntirion Hill. At the set of traffic lights, turn right onto Bryngolau. Proceed along this road for approximately half a mile taking the fourth left onto Willesden Road. At the end of this road, turn right onto Westminster Way and immediately left onto Chelsea Avenue. Take the next right onto Camberwell Ave and the property will be found on the left hand side indicated by our for sale board

Viewing strictly by appointment
through Herbert R Thomas

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Approx Gross Internal Area
98 sq m / 1052 sq ft



Ground Floor
Approx 43 sq m / 459 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.

