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herbert r thomas

33 Brynteg Avenue
Bridgend, , CF31 3EN

hrt.uk.com

33 Brynteg Avenue

Asking price **£290,000**

Situated on the popular Southside of Bridgend, within walking distance to the local Primary and Comprehensive Schools is this charming three bedroom, two bathroom semi-detached property with South facing rear garden and driveway parking.

Extended three bedroom semi detached property

Charming character throughout

Two bathrooms

South facing rear garden

Driveway parking to the front

Close proximity to Bridgend Town Centre and its transport links

Walking distance to the local Primary and Comprehensive Schools





This extended three bedroom semi-detached property is situated on the Southside of Bridgend, in a popular area just a few minutes walk from Bridgend Town Centre and its transport links. 33 Brynteg Avenue offers a South facing rear garden, driveway parking and is close proximity to the local Schools, shops and amenities.

The property benefits from a generous size kitchen/diner and two bathrooms. The property is entered via a partially glazed UPVC door into an entrance hallway with ornate tile flooring, staircase rising to the first floor landing with useful storage cupboard underneath the stairs and doorways to the shower room and lounge. The shower room has been fitted with a three-piece suite comprising of a low-level WC, pedestal wash handbasin and corner shower suite. There are fully tiled walls in the wet areas and cupboard housing the boiler. The lounge is an impressive size room laid to carpet with large double glazed bay window to front allowing natural light to pour into the space, charming features throughout, including fireplace with log burner and an opening through to the dining/reception room. The dining/second reception room is a generous size room with feature fireplace and an opening through to the kitchen/diner. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over, comprising Belfast twin sink unit with Swan neck mixer up, space for range cooker with a complimentary extractor fan overhead, space for fridge, freezer and plumbing for one appliance, there is ample

storage throughout, space for dining furniture, tiled flooring, double glazed UPVC window and French doors to rear giving access to the south facing rear garden.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms and family bathroom. The master bedroom is a generous size double room that benefits from double built-in wardrobes as well as a useful built-in storage cupboard, featured fireplace and large double glazed bay window to front. Bedroom two is another good size double room laid to laminate flooring with useful large alcove space and a double glazed UPVC window to rear with views out to the garden. Bedroom three is a well-proportioned single room, laid to carpet with a double glazed window to the front. The family bathroom has been

fitted with a three piece suite, comprising; low level WC, pedestal wash handbasin and standalone rolled bath with shower wand attachment. There is tiled flooring and obscure glazed windows to rear and side.

To the front, there is a double width driveway providing off-road parking ahead of the property entrance and a small front garden laid to lawn. Side access. To the rear of the property is a fully enclosed South facing garden, area for furniture opportunity, laid mostly to lawn and with separate chipping areas. Viewings are highly recommended to appreciate the offer in hand.





Tenure

Freehold

Services

All mains

Council Tax Band D

EPC Rating D

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)						
23 Brynhydd Avenue CF31 3LH	Energy rating D	Issue date 11 March 2014				
		Certificate number 6666-6035-7267-0454-8204				
Property type Semi-detached house						
Total floor area 105 square metres						
Rules on letting this property						
Properties can be let if they have an energy rating from A to E.						
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords						
https://www.gov.uk/guidance/landlords						
Energy rating and score						
This property's energy rating is D. It has the potential to be C.						
See how to improve this property's energy efficiency						
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.				
		For properties in England and Wales: the average energy rating is D the average energy score is 60				

Directions

From our office on Derwen Road head south taking the next right after the set of traffic lights onto the Rhiw, follow the road across the bridge at the next set of traffic lights bear right and follow the road passing evergreen buildings on the left hand side. Turn left onto the dual carriageway and head up into the right hand lane turning right at the next traffic lights onto Ewenny Road. On Ewenny Road take the third exit right marked Brynteg Avenue and follow the road along where

Viewing strictly by appointment
through Herbert R Thomas

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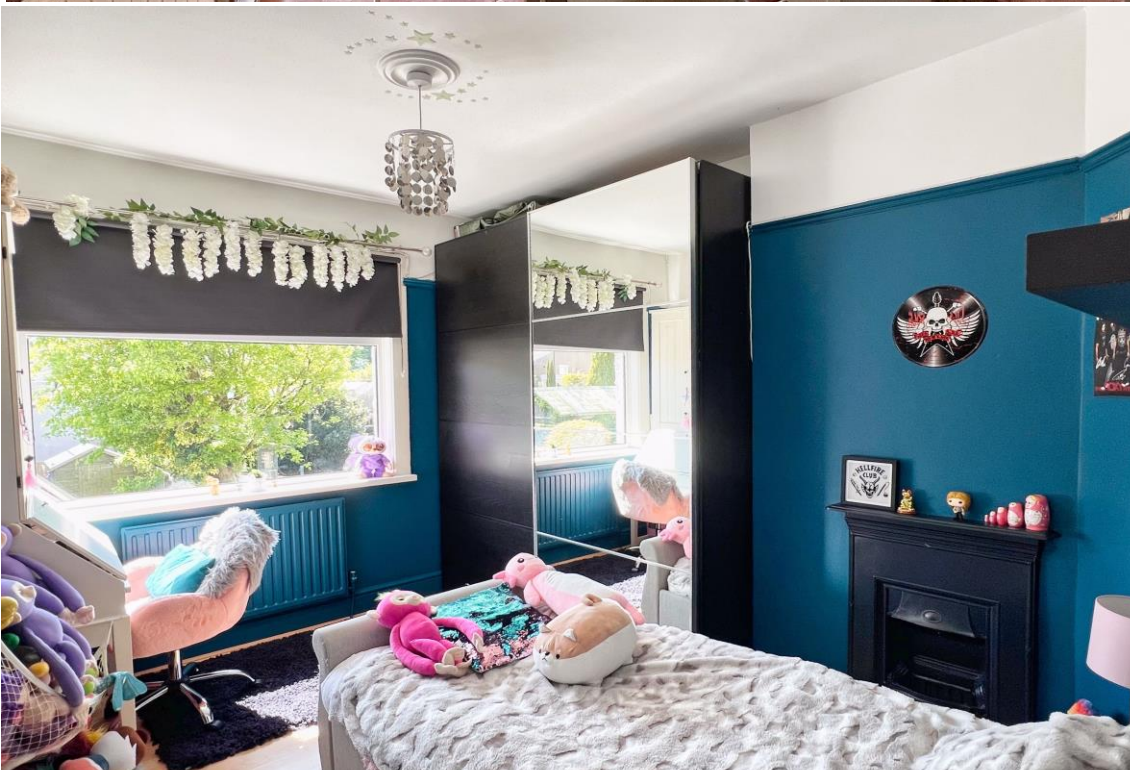
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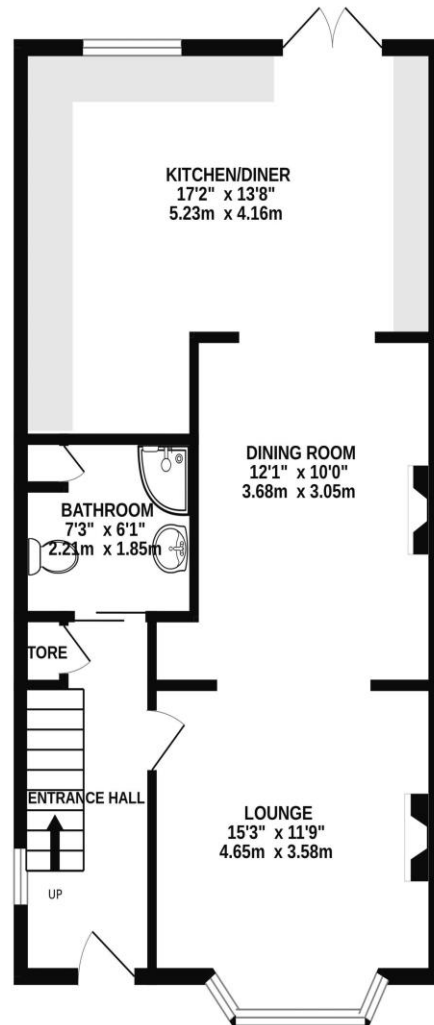
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RICS

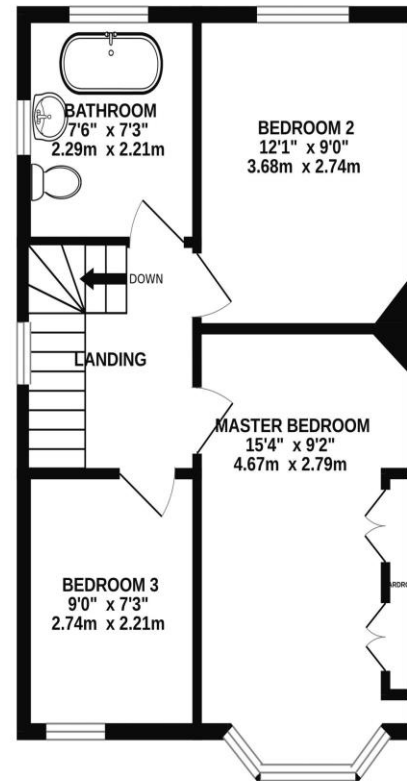
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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