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herbert r thomas

66 Llangewydd
Road
Bridgend, CF31 4JX

hrt.uk.com

66 Llangewydd Road

Asking price **£175,000**

This well proportioned two bedroom semidetached property with garage and parking is located in a popular Cefn Glas location within close proximity to local amenities Bridgend Town Centre and Junction 36 of the M4.

Garage and off road parking

Enclosed garden

Well proportioned two bedroom property

Built in storage in both bedrooms

Good size reception room

Close distance to local schools, shops and amenities

Great transport links

Close proximity to Bridgend Town Centre

No chain





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The property is entered via a part glazed door into an entrance hall with staircase rising to the first floor landing and door through to the lounge. The lounge is in impressive sized reception room with double glazed window to front allowing natural light to pour into the space with door through to the kitchen. The kitchen is fitted with a matching

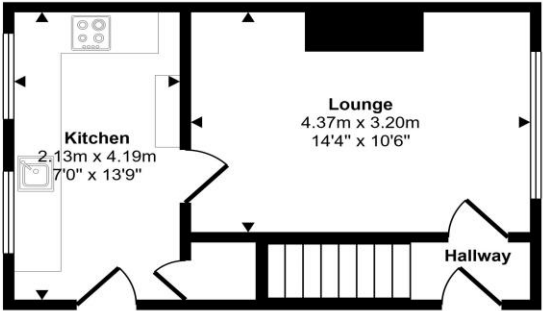
range of base and eyelevel units with butcher block worktops and comprises of a ceramic sink with mixer tap, plumbing and space for an appliance, space for fridge freezer, built-in oven and four ring electric hob with complementary extractor fan overhead. There is a pantry style storage under the stairs, tiled splashbacks, tiled flooring, twin double glazed windows to rear overlooking the garden and access via a PVCu door to the side.

To the first floor landing, there is a loft inspection point and doors to the two bedrooms and family bathroom. The main bedroom is located

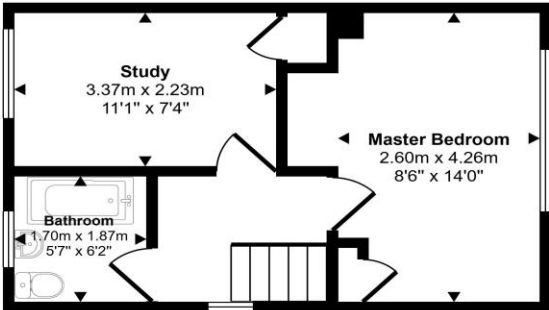
at the front of the property and is an impressive sized double bedroom which benefit from built-in storage and a double glazed window to the front. Bedroom two is another well-proportioned room benefiting from built-in storage and window to rear overlooking the garden. The bathroom is fitted with a three-piece suite comprising of a vanity unit wash and basin, close coupled WC and bath with contemporary independent shower over. There is a matte black heated towel rail, tiled splash backs, full height tiling to the wet areas and mirror.

To the front of the property a driveway provides off-road parking ahead of the garage and property entrance. The rear of the property is an enclosed garden featuring outside tap and additional external door through to garage with rear section great for potential garden furniture where the sun can be enjoyed throughout the day.

**Approx Gross Internal Area
57 sq m / 610 sq ft**



Ground Floor
Approx 28 sq m / 300 sq ft



First Floor
Approx 29 sq m / 310 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

All Mains Services
Council Tax Band B
EPC Rating E

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.

19/02/21, 10:58 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
66, Llangynwyl Road BRIDGEND CF31 1LH	Energy rating E	Valid until: 24 June 2030 Certificate number: 8507-3547-6022-8627-1803
Property type		Semi-detached house
Total floor area		58 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 regulations and exemptions <https://www.gov.uk/guidance/landlords-who-are-registered-property-minimum-energy-efficiency-standard-guidance>.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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 Bridgend town centre travel along Park Street and before reaching Bryntirion Hill turn right into Cefn Glas. Follow this road to the T junction facing the shopping precinct and turn left onto Llangynwyd Road where the property will be found approximately halfway up on the right hand side as indicated by a for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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hrt
herbert r thomas

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.

