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herbert r thomas

31 Bradfield  
Avenue  
Bridgend, CF31 4HL

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## 31 Bradfield Avenue

Asking price **£340,000**

Extended three bedroom semi-detached property sat on a generous plot within walking distance of Bridgend Town Centre and Newbridge Fields.

Extended three bedroom semi detached property

Generous plot with beautiful wrap around gardens

Walking distance to Bridgend Town Centre and Newbridge Fields

New kitchen & bathroom

Separate utility area

Garage & driveway parking









This traditional three bedroom semi-detached property benefits from an extension to the rear allowing a larger kitchen and adds a separate utility/cloakroom. The property offers a large dual aspect lounge/dining room with bay window to the front. There are three bedrooms and a modern four piece family bathroom. Outside, there is driveway parking, a garage which connects to the house and well stocked wrap around gardens.

The property is entered via a double glazed door leading into an entrance porch with windows to the front and side, tiled walls and floor and an original wooden door leading into the hallway. The entrance hall has wooden block herringbone flooring and the staircase leading to the first floor with a handy under stairs storage cupboard and doors to the lounge and kitchen. The lounge/dining room is a generous dual aspect room with a bay window to the front and window to the rear. The flooring is a continuation of the wooden block herringbone from the hallway and there is a featured tiled fireplace with gas fire. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and comprises of a high-level Smeg double oven and space for a fridge/freezer and dishwasher, induction hob with built-in extractor, double bowl porcelain sink unit and windows to the side and rear. The room has a great pantry/storage cupboard and is finished with part tiling and a decorative tiled floor. A part glazed door from the kitchen leads into the rear passage which has decorative tile flooring and part tiled walls. Doors give access to the utility room, garage and a double glazed door leads out to the garden. The utility room has a continuation of the decorative tiled flooring, acoustic panelling to the walls with feature wallpaper and a window to the rear. There's a vanity unit with a wash hand basin and a WC, space for a washing machine, storage cupboards and a wall hung Ideal Combi boiler concealed in a cupboard. The garage

has an up and over door to the front, power, light and a window to the side.

To the first floor the stairs and landing are carpeted and gives access to all three bedrooms and the family bathroom. A loft hatch allows entry to the attic which is part boarded. Bedroom one is a spacious double room laid to carpet that lies to the front of the property with traditional bay window and space for plenty of wardrobes. Bedroom two is another double room at the rear of the property with window overlooking the garden, again a very spacious room allowing space for multiple wardrobes. Bedroom three is a generous single bedroom to the front of the property with fitted carpet. The family bathroom is fitted with a four piece suite and comprises of a freestanding bath with off tap shower attachment, double walk-in shower cubicle with multi jet shower, WC and a vanity unit with wash hand basin. The walls are fully tiled

with a window to the rear, heated chrome towel rail, fitted mirror and tiled flooring.

The property sits on a generous plot with well stocked, wrap around gardens. The property is approached by a driveway allowing off road parking and leads to the garage. The front garden is filled with mature trees and shrubs. Side gate. The back garden has a pathway leading to a small patio area by the lounge window. The path also leads to the rear section which is laid to chippings and offers space for a rotary washing line. The whole section is surrounded by mature trees and shrubs. The garden wraps around to the side and the pathway leads to another large garden area laid to lawn with a further patio area. This part of the garden is surrounded by a stone boundary wall, fencing and the gate leading back to the front garden.





## Tenure

Freehold

## Services

All mains Services  
Council Tax Band E  
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

Turn left off West Road and follow Westfield Crescent until the crossroad. Turn right and the property can be found at the end of the road on the left hand side.

Viewing strictly by appointment  
through Herbert R Thomas

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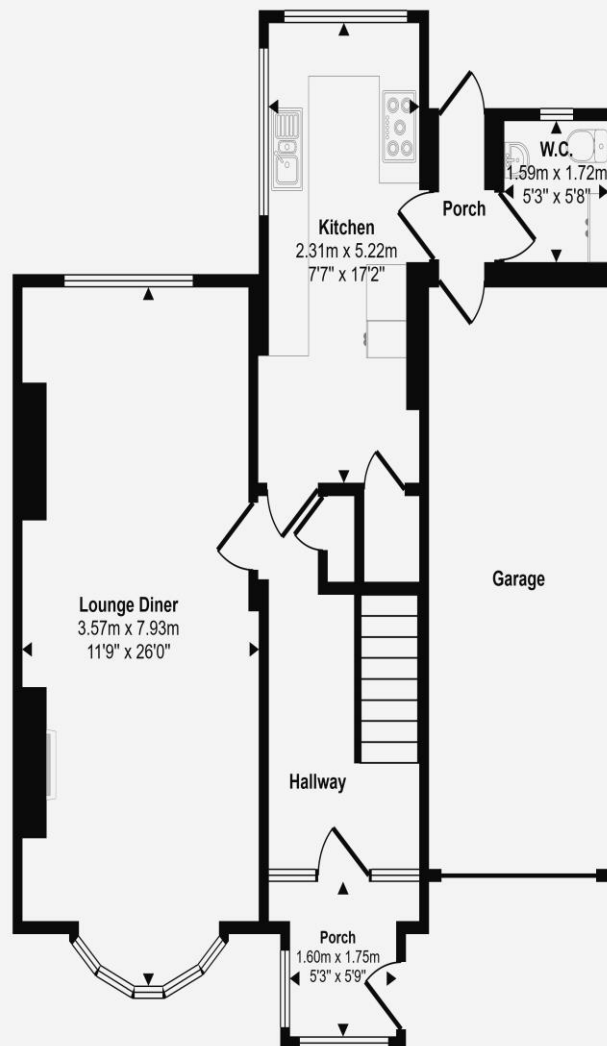
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



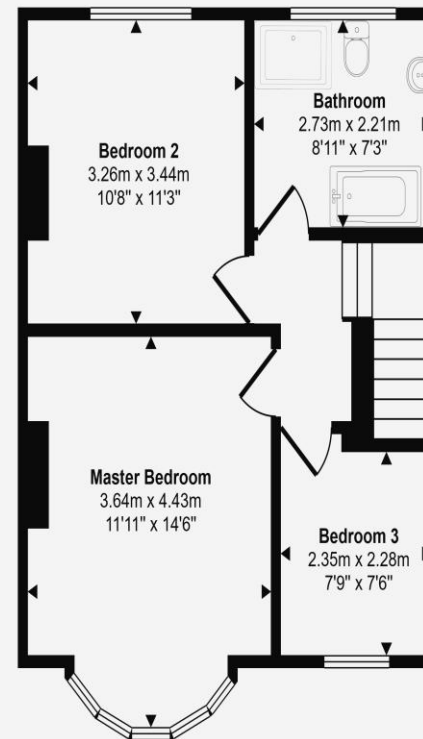




Approx Gross Internal Area  
123 sq m / 1327 sq ft



Ground Floor  
Approx 78 sq m / 840 sq ft



First Floor  
Approx 45 sq m / 486 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.



