

hrt
herbert r thomas

1 Garth Street
Kenfig Hill, Bridgend,

CF33 6EU

hrt.uk.com



1 Garth Street

Asking price **£225,000**

Spacious four bedroom end of terrace property with multiple reception rooms and off road parking for two vehicles, available for sale with no ongoing chain.

Spacious four bedroom end of terrace property

Traditionally built in 1910 with many original features

Walking distance of all the Village amenities

No ongoing chain

Two reception rooms

Spacious kitchen with separate utility room

Two bathrooms

Low maintenance rear garden

Off road parking for two cars





This four bedroom end of terraced property lies just off the High Street with great access for all the Village amenities. The property was originally built in 1910 and offers many of the original features throughout. There are two reception rooms, a spacious kitchen with separate utility and the property benefits from two bathrooms. Outside, there is a low maintenance rear garden and off road parking for two vehicles. The property lies within walking distance of the local Schools and is available for sale with no ongoing chain.

The property is entered via a UPVC double glazed, stained glass door leading into the entrance porch with tiled flooring and the original wooden glazed door leading into the entrance hallway. The hallway has the stairs leading to the first floor with original carved balustrade and a large under stair open area, fitted carpet, decorative architrave and doors to both reception rooms and the kitchen. The lounge is laid to carpet and situated to the front of the property with window to front aspect, a feature fireplace that has been boarded but not blocked and alcoves to either side. The second reception room, ideal as a dining room, has a window overlooking the rear garden and a decorative marble fireplace with an open fire. There are bespoke built in cupboards and shelving to either side of the alcoves. The kitchen is fitted with a range of base, wall, display and drawer units with complementary work surfaces and comprises of a single bowl sink unit, space for appliances, a freestanding Rangemaster cooker with double oven, five burner gas hob and hot plate with extractor fan above. There is a window to the side and a door opening out to the rear garden, inset spotlights, vinyl flooring and a door to the utility room. Utility room has a fitted base unit with work top, a stainless steel sink, plumbing for washing machine, vinyl flooring and a door leading to a downstairs shower room and a window to the rear. The shower

room comprises of a three-piece suite; shower cubicle with a thermostatic shower, pedestal wash hand basin and WC. There is a window to the side, vinyl flooring, heated chrome towel rail and a storage cupboard housing a wall hung Baxi Combi boiler.

To the first floor the stairs and split level landing are carpeted and the landing has a fitted wardrobe with the selection of coat hooks. The main bedroom is a double room to the front of the property with window to front aspect, feature fireplace and fitted carpet. Bedroom two is a double bedroom with window to the rear and another feature fireplace and fitted carpet. Bedroom three lies at the rear of the property and again allows room for a double bed with an original feature fireplace and window to the side. Bedroom four is a single bedroom with window to the front, fitted carpet and loft hatch allowing access to the attic. The family bathroom is fitted with a three-piece suite comprising of a panelled bath with

an off tap shower attachment and glass shower screen, pedestal wash hand basin and WC. There is a heated chrome towel rail, window to the side, walls are part tiled with PVC shower board and vinyl flooring.

The property is approached by a small courtyard garden with pathway leading to the front door and is laid to decorative chippings and surrounded by a brick built boundary wall and mature shrubs. The rear garden is a low maintenance and laid to patio with a raised border filled with flowers.

The garden is surrounded by a brick built boundary wall with steps leading up to a hardstanding which allows off road parking for two vehicles and wrought iron double gates.





Tenure

Freehold

Services

All mains services
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.

Directions

From Junction 37 of the M4 Motorway, follow signs for Pyle. At the first roundabout, proceed onto the A48 and travel into Pyle Village. At the traffic lights, follow straight on to the next set of lights and turn right. Proceed over a mini roundabout and continue into Kenfig Hill Village Centre. At the crossroads by the shop, turn left onto Croft Coach Road where the property will be on the left hand side as indicated by our for sale board.

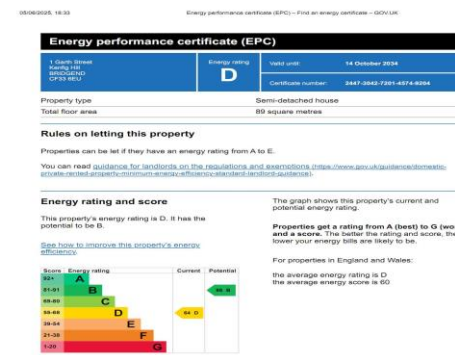
Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

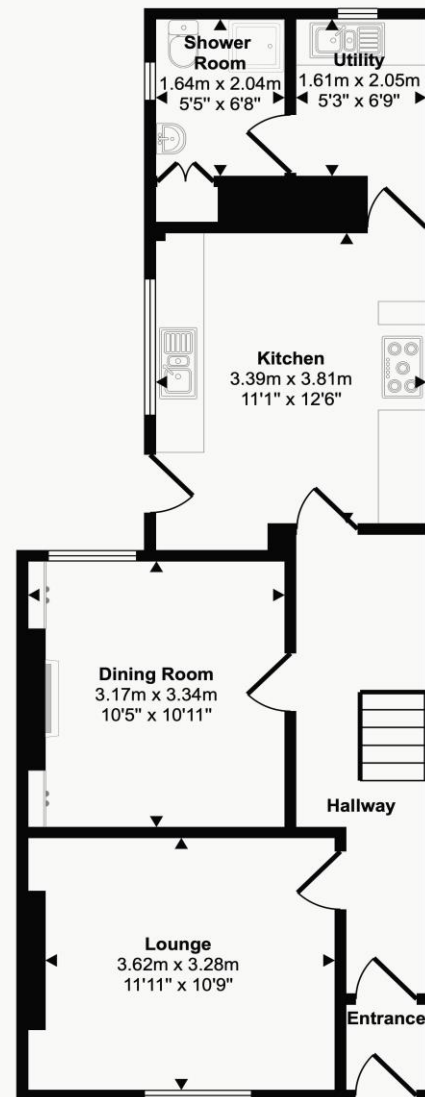
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926

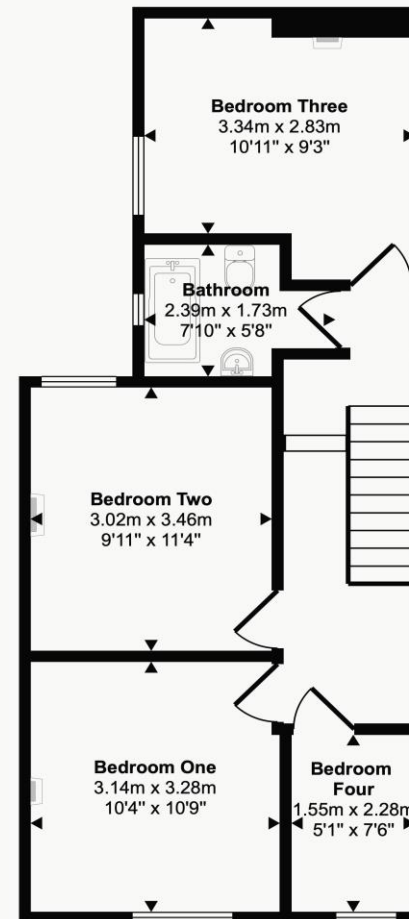




Approx Gross Internal Area
108 sq m / 1159 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft



First Floor
Approx 49 sq m / 532 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.

