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herbert r thomas

10 Green Street
Bridgend, CF31 1HF

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Asking price **£135,000**

Ideally positioned just a short distance from Bridgend Town Centre and its wealth of shops, leisure facilities, and mainline railway station, this stone-fronted two-bedroom mid-terrace offers generous internal space and an enclosed rear garden—an ideal opportunity for both first-time buyers and investors alike.

Two double bedrooms

Spacious lounge/diner • Fitted kitchen with garden access

First-floor family bathroom

Gas central heating & PVCu double glazing

Stone-fronted traditional terrace

Enclosed rear courtyard garden

Easy access to Bridgend town centre & train station

Ideal for first-time buyers or investors

Viewings highly recommended





Entered via a PVCu double-glazed front door, the entrance hallway features tiled flooring and a staircase rising to the first floor. A door leads into the lounge/diner, which spans the depth of the property with PVCu double-glazed windows to both front and rear elevations, offering a versatile open-plan layout. The kitchen is fitted with a matching range of base

and eye-level units with roll-top work surfaces, tiled splashbacks, a built-in electric oven and hob with extractor above, plumbing for appliances, and space for a fridge. A PVCu window looks out over the rear garden, and a part-glazed door provides direct access outside.

Upstairs, the landing gives access to a loft inspection point and doorways to the two double bedrooms and family bathroom. The master bedroom is a bright and spacious front-facing room with twin PVCu windows. The second bedroom overlooks the garden and is also a well-proportioned double. The family bathroom is fitted with a white three-piece suite comprising a panel bath, pedestal wash-hand basin, and close-coupled WC, with an obscure PVCu window to the rear.

Outside, to the rear is an enclosed courtyard

Approx Gross Internal Area
78 sq m / 842 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

First Floor
Approx 39 sq m / 423 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 C
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 our Bridgend office on Derwen Road, head south, following the road around Wilko. Continue uphill and turn right at the traffic lights. Proceed through two further sets of lights before turning right onto Green Street. The property will be found on the right-hand side, as indicated by our For Sale sign. To arrange a viewing, contact Herbert R. Thomas, Bridgend.

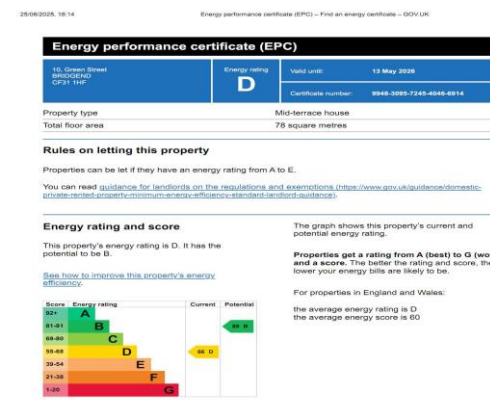
Viewing strictly by appointment through Herbert R Thomas

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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.

