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7 Woodside
Avenue
Bridgend, CF31 1QF

hrt.uk.com

7 Woodside Avenue

Asking price **£250,000**

Situated in the popular Litchard location is this charming three bedroom semi-detached property within walking distance to local schools, shops and amenities. The property has fantastic commuter access via junction 36 of the M4 motorway and public transport links and is available for sale with no ongoing chain.

Popular Litchard location

Garage and off road parking

Elevated plot with views to rear

Quiet cul-de-sac

Three bedrooms

First time to market since 1987

Short distance to local schools and shops

Great transport links via J36 of M4 motorway and bus routes

No chain

Viewings are highly recommended





Situated in the popular Litchard location is this charming three bedroom semi-detached property within walking distance to local schools, shops and amenities.

This property is located on a generous plot with a spectacular garden, off-road parking and a garage.

The property is entered via a partly glazed door into an entrance hallway with solid oak parquet flooring and the staircase rising to the first floor. There are doorways that lead off to the lounge, WC and archway through to the kitchen. The lounge is an impressive size reception room with the same continuation of Parquet flooring and a large double glazed window to front allowing natural light to pour into the room. The lounge also offers a feature fireplace and an opening through to the dining room creating an effortless flow between the reception rooms. There is a large double glazed window to the rear and a door leading to the

kitchen. The solid wood kitchen has been fitted with a matching range of base and eye level units with wooden worktops and a stainless steel sink with mixer tap. There is a built-in oven and four ring gas hob with complementary extractor fan above. The kitchen also features an integrated fridge, freezer and has space for a washing machine. There is ample storage and a useful cupboard underneath the stairs along with a double glazed window to the rear and obscure glazed door to the side giving access to the garden.

To the first-floor, the landing has doorways to all three bedrooms, the family bathroom and an airing cupboard. There is a loft inspection point above. The main bedroom is in an impressive sized double bedroom which benefits from built-in wardrobes and a double glazed window to rear overlooking the garden and views beyond. Bedroom two is another good size double bedroom which also benefits from built-in wardrobes and a large double glazed

window to front. Bedroom three is a well-proportioned single bedroom/multiple purpose room with a double glazed window to the front and a built-in storage cupboard.

To the front of the property is a driveway providing off-road parking ahead of the garage, which benefits from power and light.

Alongside the garage is a pathway leading to the front entrance.

To the rear, is a tiered garden enjoying elevated views and sunshine throughout the day. The tiers offer a mix of lawn and patio, with ample space for outdoor furniture and gated access leading to the road behind.





Tenure

Freehold

Services

All Mains

Council Tax Band D

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.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2 Woodside Avenue Bridgend CF31 1LH	Energy rating D	Valid until 4 August 2018
Property type Semi-detached house	Certificate number 6560-6565-6535-2275-1231	
Total floor area 101 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>

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

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/6560-6565-6535-2275-1231/printview>

Directions

From junction 36 of the M4 (Sarn) travel south sign posted Bridgend. Proceed over the first roundabout, at the second roundabout take the third exit. Following this road as it bears left and descends down the hill, at the bottom of the hill opposite the entrance to the primary school turn left into Woodside Avenue, proceed to the T-junction and turn left again where the property can be found on the left hand side.

Viewing strictly by appointment
through Herbert R Thomas

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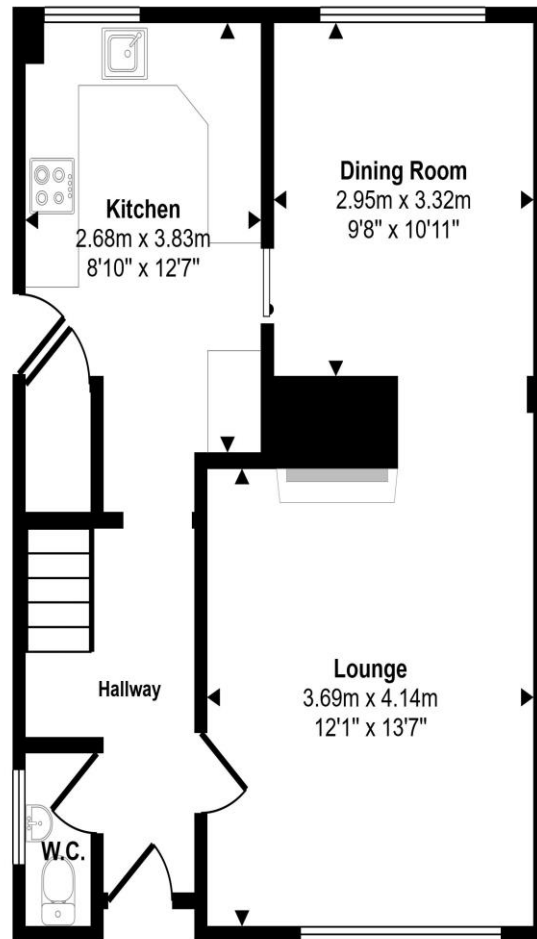
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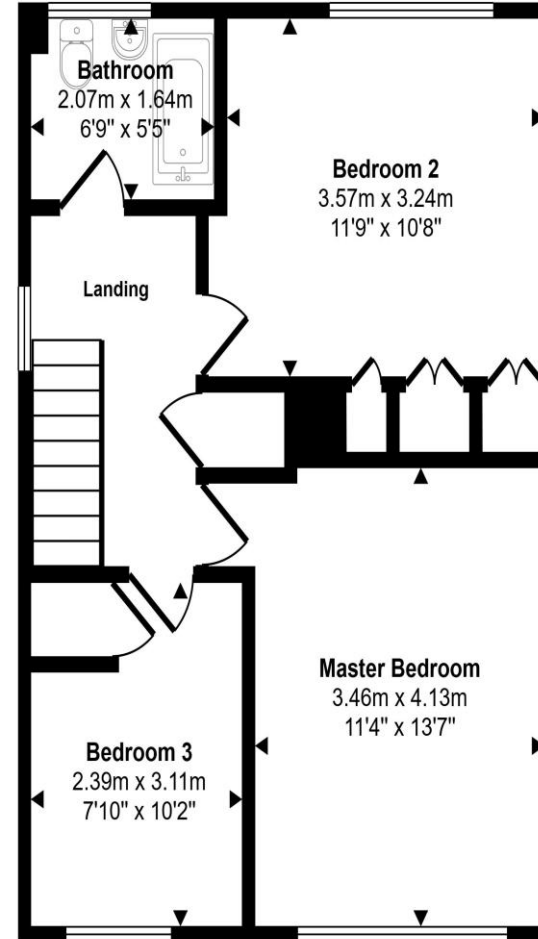
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
96 sq m / 1029 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 48 sq m / 521 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.

