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herbert r thomas

11 Heol Yr Ysgol
Bridgend, CF31 4RU

hrt.uk.com

11 Heol Yr Ysgol

Asking price **Offers in**
Excess of £175,000

Well-presented three-bedroom mid-terrace home situated in the popular Cefn Glas area

No onward chain

Well-proportioned three-bedroom property

Off-road parking

Spacious reception room

Enclosed rear garden

Outbuilding offering extra storage

Popular Cefn Glas location

Close to local schools, shops, and amenities

Excellent transport links

360° Virtual Tour available below





Situated in the popular Cefn Glas area, just a short distance from local schools, shops, and amenities, this well-presented three-bedroom mid-terrace home boasts a generous garden, off-road parking, and is offered with no onward chain. The property is entered into a spacious entrance hallway with staircase rising to the first floor landing where the useful storage cupboard beneath and all the way through to the lounge diner.

Upon entering the property, you are welcomed into a spacious entrance hallway with a staircase rising to the first-floor landing and a useful under-stairs storage cupboard. The hallway leads through to a bright and airy lounge/diner, featuring a large UPVC double-glazed window to the front, allowing plenty of natural light to fill the space. The lounge flows seamlessly into the dining area, which offers ample space for a dining table or additional furniture. French double-glazed doors open out to the rear garden, and there is a doorway through to the kitchen. The kitchen is fitted with a range of matching base and eye-level units, with worktop space over and includes a stainless steel sink with mixer tap, cooker, and space for a fridge-freezer and washing machine. Additional features include tiled flooring, ample

storage, and both a UPVC double-glazed window and rear door providing access to the garden.

To the first floor, the landing includes a loft inspection point and provides access to three bedrooms and the family bathroom. Bedroom One is a spacious double room, carpeted, with built-in wardrobe/storage and a rear-facing double-glazed window. Bedroom Two is another generously sized double room, carpeted, with a front-facing double-glazed window. Bedroom Three is a well-proportioned single bedroom or multi-purpose room, with built-in storage around the stair bulkhead and a front-facing window. The family

bathroom features a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with overhead shower. The bathroom is fully tiled and finished with ornate tiled flooring and an obscure-glazed window to the rear.

Externally, the property offers a driveway to the front for off-road parking, a lawned front garden, and a pathway leading to the entrance. The rear garden is fully enclosed and sits on a generous plot, mostly laid to patio and decorative chippings. A useful outbuilding provides additional storage space.





Tenure

Freehold

Services

All mains services
Council Tax Band B
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

Viewing strictly by appointment
through Herbert R Thomas

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

hrt Est. 1926



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

11 Derwen Road Bridgend CF31 1LH	Energy rating D	Valid until 31 January 2024
Property type Mid-terrace house	Certificate number 8030-0862-1389-2024-6638	
Total floor area 77 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 B.

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

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

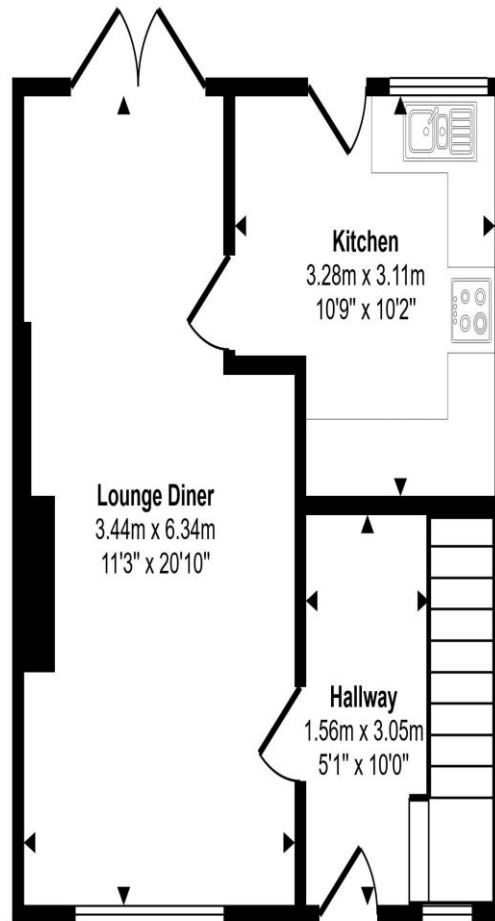
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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.

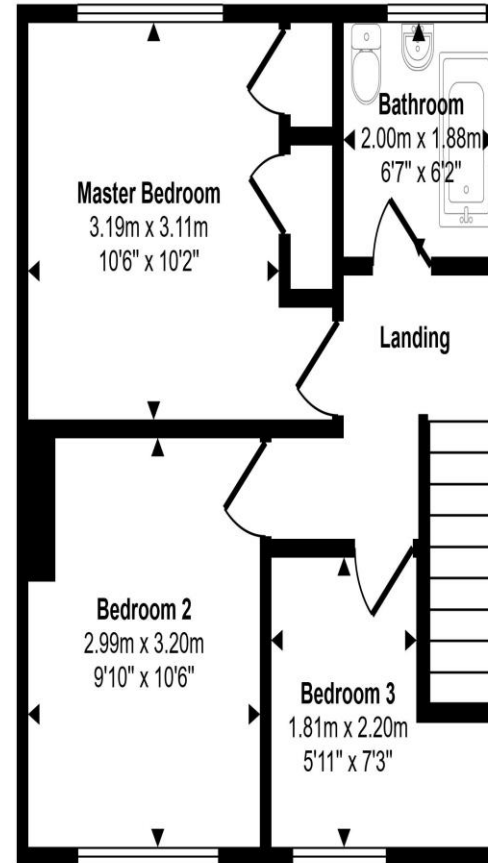


Approx Gross Internal Area
76 sq m / 820 sq ft



Ground Floor

Approx 38 sq m / 408 sq ft



First Floor

Approx 38 sq m / 412 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.

