



hrt

herbert r thomas

hrt.uk.com

102 Heol-Y-Bardd

Bridgend,
CF31 4TD

102 Heol-Y-Bardd

Asking price **£314,950**

Spacious and versatile two double bedroom chalet bungalow with dormer extension, offered for sale with no ongoing chain.

Detached chalet bungalow with dormer extension

Two double bedrooms with fitted wardrobes & under-eaves storage

Flexible layout with two further ground floor reception rooms (previously bedrooms)

Fully fitted kitchen with integrated appliances

Two fully tiled bathrooms – ground floor family bathroom & first floor shower room

Garage and driveway parking for multiple vehicles

Low-maintenance landscaped gardens – south-facing to the rear

Desirable location – walking distance to Bridgend Town Centre & Newbridge Fields

Viewings are highly recommended





Wanted to know what you think about this house? Love you forever and ever so.

10 43

This two double bedroom detached chalet bungalow, built in 1981 and owned by the same family for over 40 years, enjoys a sought-after location within walking distance of Bridgend Town Centre and the beautiful Newbridge Fields.

The property is entered via a UPVC double glazed door opening into the entrance hallway, with doors leading to the lounge, kitchen, family bathroom, and stairs to the first floor. There is also a useful under-stairs storage cupboard.

There are two fully tiled bathrooms – a family bathroom to the ground floor and a shower room to the first floor. Both double bedrooms benefit from fitted wardrobes, excellent storage, and access to under-eaves loft space. Externally, the property offers a garage, driveway parking for multiple vehicles, and landscaped low-maintenance gardens to both the front and rear. The south-facing rear garden provides a private and secluded outdoor space.

The lounge, positioned at the front of the property, is a generous reception room benefiting from two front-facing windows.

Originally two separate rooms, it has been opened up to create a spacious living area, complete with a central marble fireplace housing a back boiler, and ample space for a dining table or perfect as a home office area. The room is finished with fitted carpet and radiators.

The kitchen is fitted with a range of base, wall, and drawer units, including an integrated fridge/freezer, integrated dishwasher, and AEG electric oven with hob. There is also space for a washing machine, as well as display units, coloured inset tiling to the walls, a 1.5 bowl sink unit, vinyl flooring, and a window overlooking the garden. Sliding doors open into a versatile additional dining/sitting room (formerly a bedroom), which offers plenty of space for a table and chairs, with fitted carpet and a rear-facing window.

The family bathroom is fully tiled and features a panelled bath with Triton electric shower over, a vanity unit with inset wash basin, WC, tiled flooring, heated chrome towel rail, and side windows.

First Floor The carpeted landing provides access to two double bedrooms, a shower room, and a deep airing cupboard housing the hot water tank with additional storage.

The main bedroom is a spacious double with a front-facing window, fitted wardrobes, bedside tables, and a headboard. The room also includes under-eaves storage, a pitched roof, and fitted carpet. Bedroom two is another well-proportioned double with a full wall of fitted wardrobes offering excellent hanging and storage space. A rear-facing window overlooks the garden, and a small door provides further under-eaves storage.

The first-floor shower room is fully tiled and comprises a shower cubicle with Triton electric shower, WC, vanity unit with wash basin and plenty of storage, heated chrome towel rail, side window, inset spot lighting, and extractor fan.

Outside The property is approached by a concrete driveway providing off-road parking for three to four vehicles. The front garden has been landscaped with artificial grass and flower borders stocked with shrubs. The garage benefits from power and light. Side gate. The south-facing rear garden is designed for low maintenance, offering a pathway with steps rising to a private patio area.





Directions

From our office on Derwen Road, travel along Noltton Street, turning right at the traffic lights after the Rhiw, cross the river and at the next set of traffic lights, turn left. Follow this road as it proceeds under the dual carriageway passing the 'Halo' recreation centre on the left hand side. Take the first left and proceed along this road taking the first left onto Greenfields Avenue, take the left hand turning onto Heol Y Bardd. As the road bears right, follow the bend and proceed up the hill where the property can be found on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

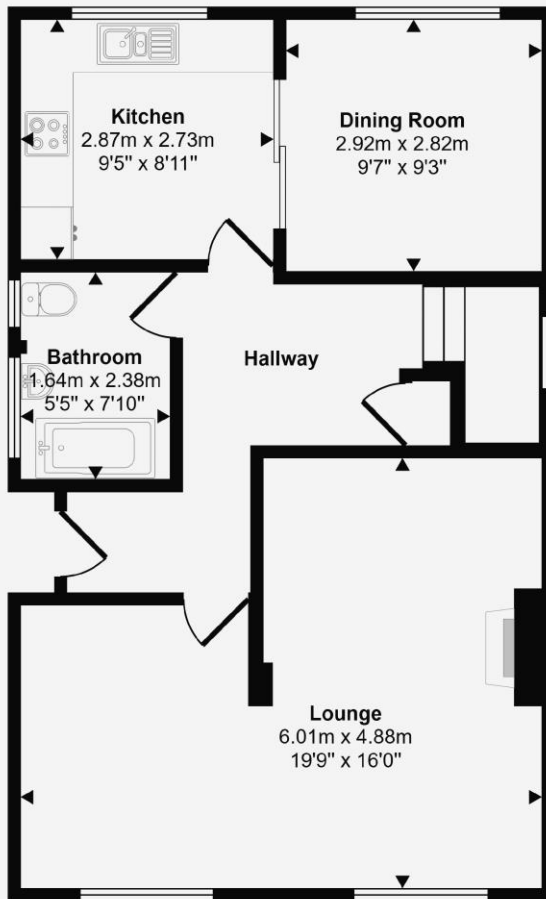
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

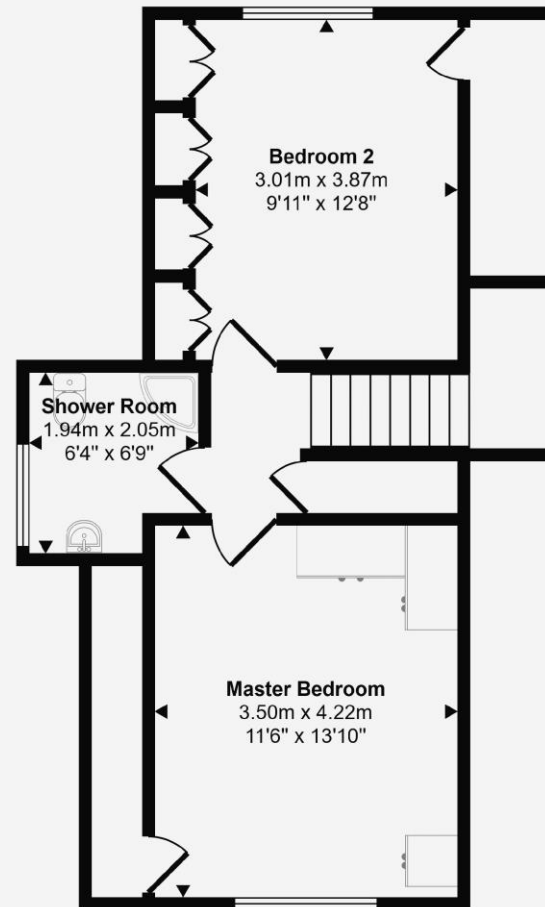
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



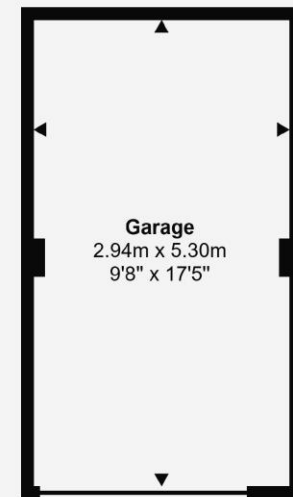
Approx Gross Internal Area
120 sq m / 1287 sq ft



Ground Floor
Approx 58 sq m / 627 sq ft



First Floor
Approx 46 sq m / 492 sq ft



Garage
Approx 16 sq m / 167 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.

