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15 Heol Adare
Tondu, Bridgend, CF32 9EP

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15 Heol Adare

Asking price **£217,000**

Versatile two double bedroom detached bungalow with garage and driveway parking.

Spacious and versatile two double bedroom detached bungalow

Owned since 1968

Previously a three bedroom home

Popular location within walking distance to all local amenities

Low maintenance gardens to the front and rear

Detached garage with power & light

Driveway parking

Available for sale with no ongoing chain





Situated in the heart of a friendly and long-established community, this much-loved family home has been occupied by the same family since 1968 and offers spacious, versatile accommodation with great potential. Located on Heol Adare, the detached bungalow enjoys a generous plot with private garden, driveway parking, and a detached garage. Previously a three bedroom property remodelled in the late 1970's, the bungalow now features a welcoming lounge, a well-proportioned kitchen/diner, two double bedrooms, and a wet room on the ground floor, with an additional converted attic room and shower room on the first floor. Perfectly positioned close to local schools, shops, and amenities, this property offers an excellent opportunity for those seeking a comfortable home in a warm and neighbourly area with no ongoing chain.

Ground Floor The property is entered via a wooden glazed door opening into the entrance hallway which features coat hooks and carpeted flooring. From here, doors lead into the lounge and kitchen/diner. The lounge is a generous and light-filled room, featuring a traditional bow window to the front and an additional window to the side. The room is carpeted, with original maple strip flooring preserved beneath, offering the potential to restore its traditional charm. A doorway leads through to the inner hallway. The kitchen/diner enjoys a dual aspect with a window and door to the side providing access to the driveway. The kitchen offers a range of base, wall and drawer units with complementary laminate work surfaces and matching table. Appliances include a high-level oven, four-burner gas hob, 1.5 bowl sink unit, and spaces for an under counter fridge, freezer, slimline dishwasher, and washing machine. The walls are part tiled, the flooring is tiled, and a cupboard conceals the Potterton combi boiler with additional storage beneath. The inner hallway is carpeted and features fitted storage. Doors lead to two double bedrooms, the family bathroom, and the lounge, with a wooden staircase rising to the first floor. The main bedroom is a spacious double room with fitted carpet,

ample space for wardrobes and furniture, and a window overlooking the rear garden. Bedroom two is another double room, also carpeted, with a window and door leading out to the garden room—offering potential use as a secondary sitting area. The family bathroom has been adapted into a wet room, with fully tiled walls and flooring, a thermostatic shower, vanity unit with wash hand basin, and WC. A window to the side provides natural light.

First Floor A wooden staircase leads to the first floor attic room, which is carpeted and features a rear-facing window and skylight window. The space offers fitted units, eaves storage, and a door through to a shower room. The shower room comprises a WC, vanity unit with wash hand basin, and shower cubicle with electric shower. It also offers further eaves storage, built-in cupboards, a fitted seat, and access to an attic storage area. The roof is pitched with a skylight window. The attic

storage area features a boarded floor, pitched roof, and built-in shelving.

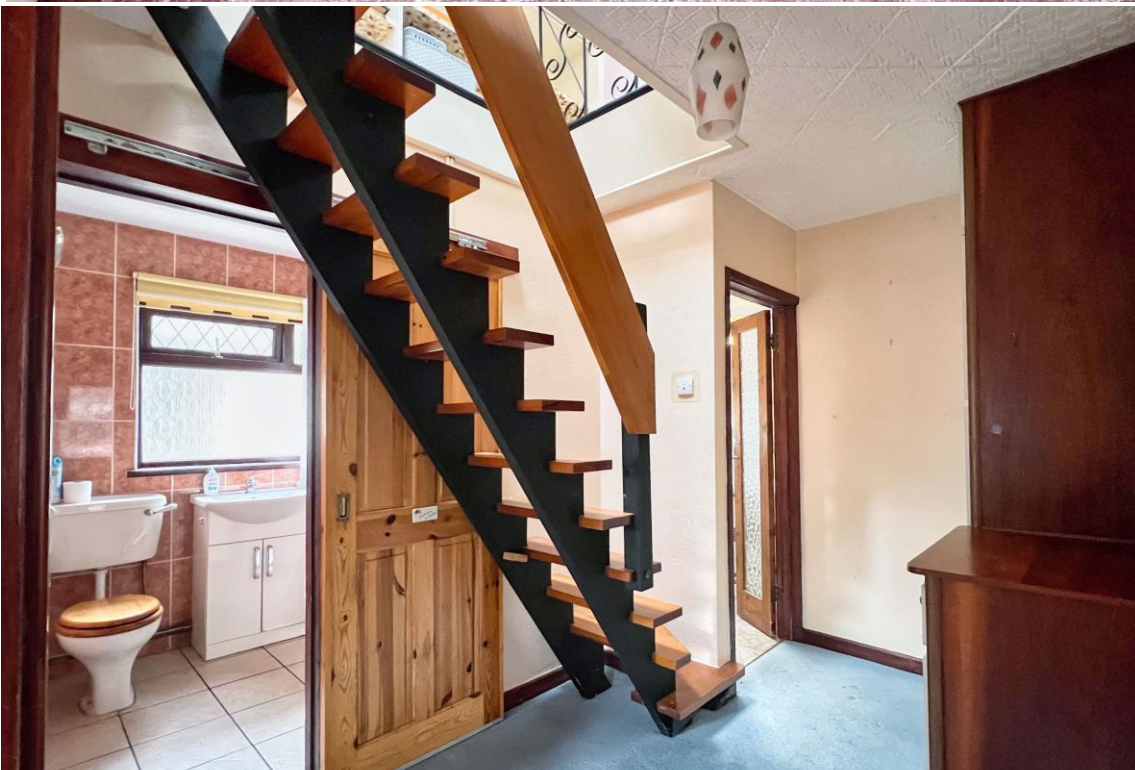
Outside The property is approached via a concrete driveway providing ample parking and leads to the detached block-built garage with power, lighting, and doors to the front and side. The front garden is low-maintenance, laid with decorative chippings and planted with a variety of mature shrubs.

The rear garden is private and enclosed, featuring a patio area leading to a raised patio section and an area with decorative chippings. There is a selection of fruit trees, including apple and pear, and access to the garage via a personal side door. A side gate offers convenient access around the property.

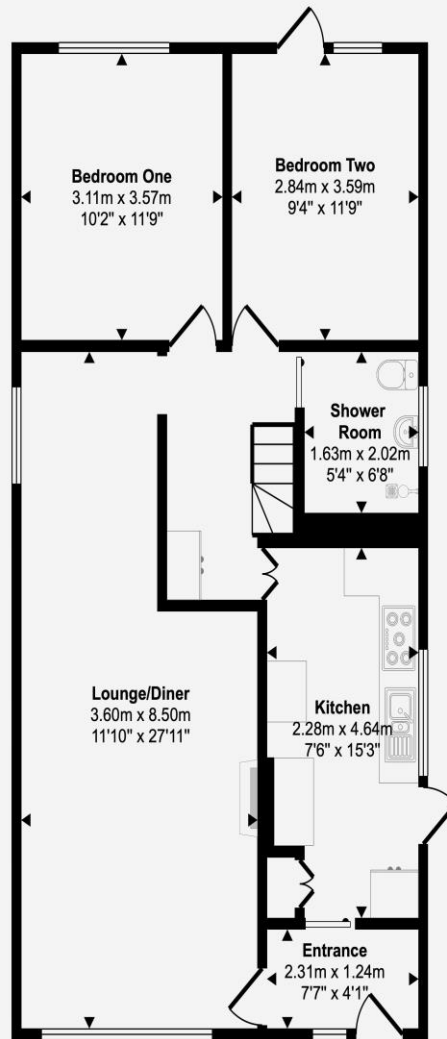




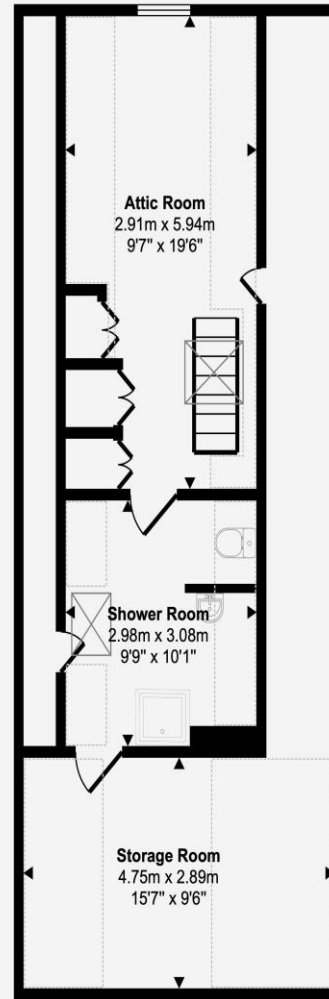
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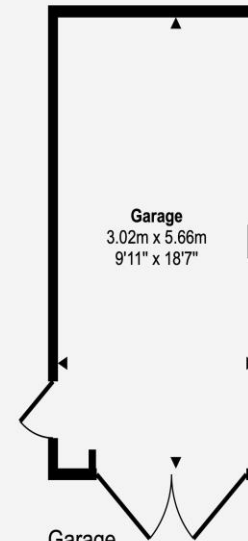
Approx Gross Internal Area
149 sq m / 1608 sq ft



Ground Floor
Approx 74 sq m / 800 sq ft



First Floor
Approx 58 sq m / 624 sq ft



Garage
Approx 17 sq m / 184 sq ft

Denotes head height below 1.5m

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.

