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20 St. Andrews Road

,
Bridgend,
Bridgend,
CF31 1RX

20 St. Andrews Road

Asking price **£215,000**

Three double bedroom semi detached
dormer bungalow

Substantial corner plot

Available for the first time in 60 years

Flexible living accommodation

Wrap around gardens

Detached garage and driveway parking
for multiple vehicles

No ongoing chain





The property is approached via a double-glazed front door leading into a welcoming entrance hall. The hallway is carpeted, with the original wooden block flooring preserved beneath. Stairs rise to the first floor, and doors open to the lounge, kitchen, bathroom, bedroom & dining room. A useful under stairs storage cupboard completes the space.

The lounge is a generous and inviting room with a large front-facing window. The lounge features fitted carpet with original wooden block flooring underneath and an electric fire with an attractive surround as the focal point.

Double doors open into a further reception room, offering excellent flexibility for modern living. The room is currently used as a bedroom, with a window overlooking the rear garden but alternatively, could be ideal as a separate sitting room, study, or create a larger through-lounge when opened at the middle. The bedroom is currently arranged as a dining room with space for a six-seater table and dresser, also offering flexibility for many uses. A window to the rear allows for ample natural light.

The kitchen is fitted with a range of base, wall, and drawer units with complementary laminate work surfaces. The walls are fully tiled, and the floor features practical tiling. Windows to the front and side, along with a side door, provide excellent light and direct access to the garden. The kitchen includes a high-level double and single bowl sink unit, space for a washing machine, four-burner gas cooker and an integrated fridge and freezer. A cupboard houses the Vaillant combi boiler.

The family bathroom is fully tiled and well-designed, the bathroom includes a generous shower cubicle with Triton electric shower, a vanity unit with inset wash hand basin and storage. There is a WC, fitted mirrored cabinet, heated chrome towel rail, tiled flooring and a window to the side.

First Floor Carpeted stairs lead to the first-floor landing, offering access to two double bedrooms and a useful storage cupboard. Bedroom two is a spacious double bedroom with a window to the side overlooking

the garden and ample space for furniture. Fitted carpet. Bedroom three is another well-proportioned double bedroom with a window to the rear, fitted carpet, and a storage cupboard housing the hot water tank. Outside The property occupies a fantastic corner plot with gardens wrapping around the home. A pathway leads to the front entrance, with areas laid to lawn, mature shrubs, and decorative chippings. The rear garden includes a patio area ideal for outdoor dining. Double gates open onto a concrete driveway providing parking for two to three vehicles and leads to a generous garage with power, light, an up-and-over door, and a UPVC side window.

Two greenhouses are also included. The entire plot is enclosed by a brick boundary wall. There is excellent potential to extend the property or enhance the outdoor area (subject to the necessary planning consents).





Directions

From Junction 36 of the M4 Motorway follow the signs for Bridgend heading South passing over the first round about and take the second exit on the second roundabout onto Litchard Hill. Follow the road to the set of traffic lights and bear right onto Litchard terrace. Follow the road along passing under a railway bridge and take the next right and immediate right again onto St Andrews Road where the property can be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

Council Tax Band C
EPC Rating

AWAITING EPC

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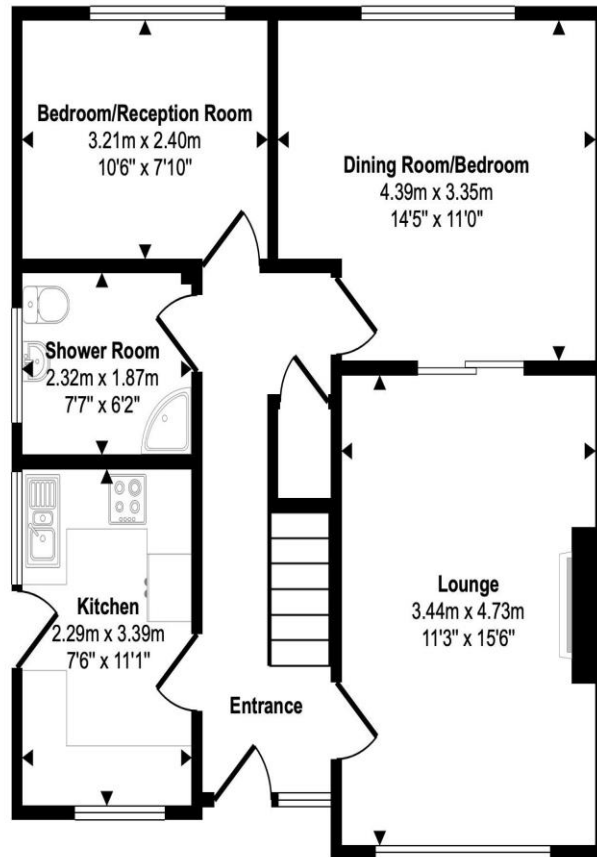
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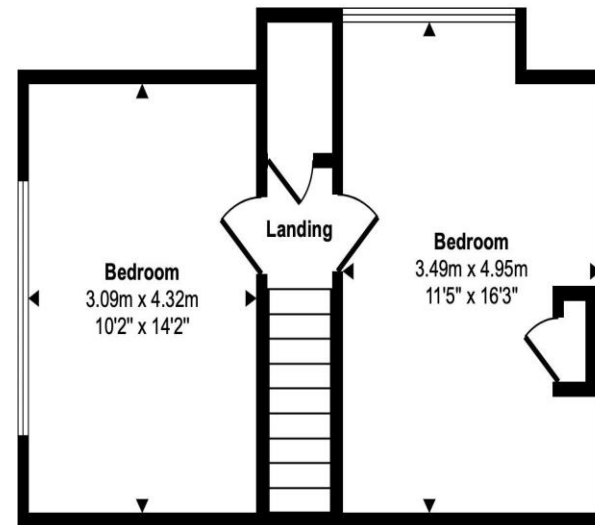
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



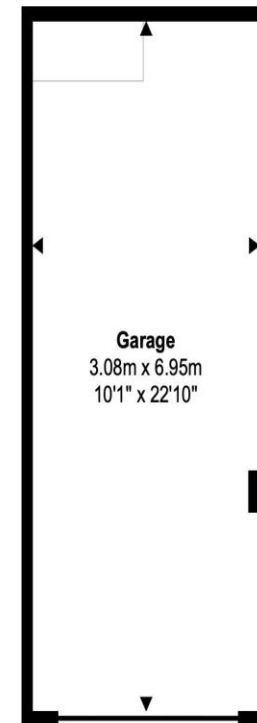
Approx Gross Internal Area
120 sq m / 1288 sq ft



Ground Floor
Approx 62 sq m / 671 sq ft



First Floor
Approx 36 sq m / 386 sq ft



Garage
Approx 21 sq m / 230 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.

