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34 Church Bell Sound

Bridgend,
CF31 4QH

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Asking price **Offers in the Region Of £225,000**

Situated within the highly popular Woodrow development at Church Bell Sound is this well-presented and deceptively spacious three-bedroom semi-detached property with easy access to Junction 36 of the M4

Popular Woodrow development at Church Bell Sound

Short distance to local schools, shops and amenities

Excellent access to Bridgend town centre and Junction 36 of the M4

Well-presented three-bedroom semi-detached home

Detached garage with power and driveway to the side with outside tap

Spacious social kitchen-diner

Generous lounge with bay window and French doors to garden

Main bedroom with built-in wardrobe and private ensuite

Family bathroom plus ground-floor WC

Fully enclosed, low-maintenance landscaped rear garden with patio, astro turf and power point





34 Church Bell Sound is a well-presented and deceptively spacious three-bedroom semi-detached property, situated within the highly popular Woodrow development at Church Bell Sound. The location offers excellent convenience, being only a short distance from local schools, shops, amenities, Bridgend town centre, and superb transport links, with easy access to Junction 36 of the M4. With a detached garage, landscaped low-maintenance garden, two bathrooms including a private ensuite, a family bathroom and additionally a ground-floor WC. This move-in-ready home provides a fantastic opportunity for buyers seeking comfort, practicality, and modern living in a desirable residential setting.

The property is entered via a part-glazed composite door into the spacious kitchen-diner, which also serves as a practical entrance area with room for storage furniture. The kitchen-diner is laid to tiled flooring and benefits from double-glazed windows to both sides, allowing natural light to pour into the space. This impressive social area offers ample room for dining and additional furniture. The kitchen is fitted with a matching range of base and eye-level units with worktop space, a one-and-a-half stainless-steel sink with mixer tap, built-in oven with four-burner gas hob and extractor fan, and space for an American-style fridge-freezer, dishwasher, washing machine, and further appliances. Stylish splashback tiles complete the contemporary look. A door leads through to the inner hallway, where the staircase rises to the first floor and doorways open to the lounge, downstairs WC, and a useful under-stairs storage cupboard. The downstairs WC is fitted with a two-piece suite comprising a low-level WC and wash-hand basin, with tiled flooring, half-tiled walls, and an obscure-glazed window to the rear, creating a sleek and well-appointed space. The lounge is a generous reception room featuring a double-glazed bay window to the front and French doors opening out to the rear garden. These features allow natural light to flow through the room, creating a bright and cosy atmosphere with pleasant views across the garden and ample space for furniture.

The first-floor landing is impressive in size, with a window on the staircase, a loft inspection point, and a useful airing cupboard. Doorways lead to three bedrooms and the family bathroom. The main bedroom is a generous double room, carpeted and featuring a large double-glazed window to the front, built-in wardrobe, and a doorway through to the private ensuite. The ensuite has been recently fitted and includes tiled flooring and walls, a low-level WC, pedestal wash-hand basin, and shower suite with sliding panel door, rainfall showerhead, and a shaving point, along with an obscure-glazed window to the rear. Bedroom two is another excellent double room with laminate flooring and a large double-glazed window to the front. Bedroom three is a well-proportioned single room with laminate flooring, space for furniture, and a double-glazed window overlooking the rear garden and views beyond. The family bathroom features a three-piece suite

comprising a low-level WC, vanity wash-hand basin, and panel bath with shower overhead, complemented by a chrome radiator, ornate vinyl flooring, half-tiled walls, fully tiled wet area, and an obscure-glazed window to the rear.

Externally, the property enjoys a landscaped front garden with a gated entrance, enhancing the kerb appeal. The driveway and detached garage are located to the side, with gated access leading into the rear garden. The garage is a great size with a pitched roof, mostly boarded for additional storage, and equipped with power. The rear garden is fully enclosed and landscaped for low maintenance, featuring astro turf, chippings, and patio areas ideal for social occasions and outdoor furniture. An outside tap and outdoor power sockets add further practicality.

This is a home that truly needs to be viewed to be appreciated.





Tenure

Freehold

Services

Council Tax Band E

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.

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Directions

From Bridgend Town Centre, proceed up Park Street. Turn right onto St Leonards road and proceed to the T Junction turning right onto West Road. Follow this road as it bears onto Newcastle Hill and then turn onto Cefn Glas Road. Turn right into Church Bell Sound, turn left and property can be found on the right hand side. Waht3words: Hike. Stiff. Slices

Viewing strictly by appointment through Herbert R Thomas

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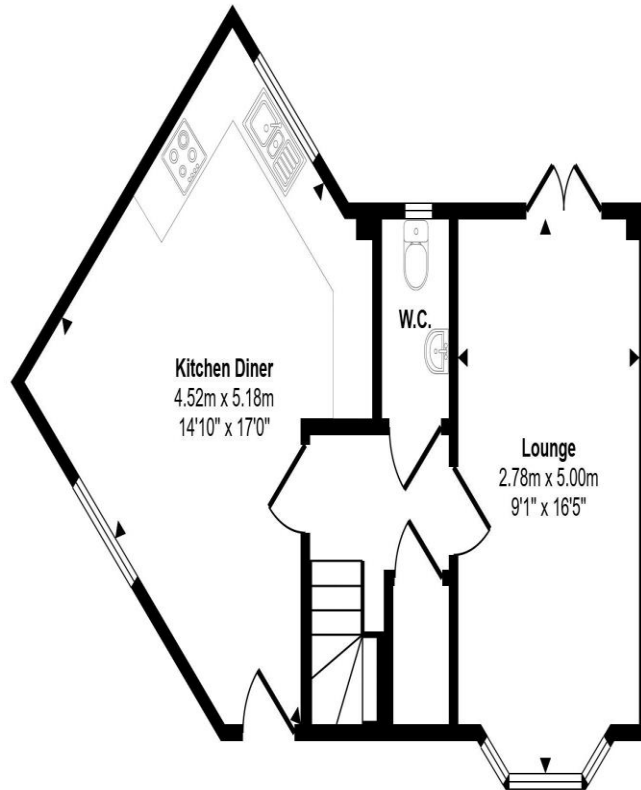
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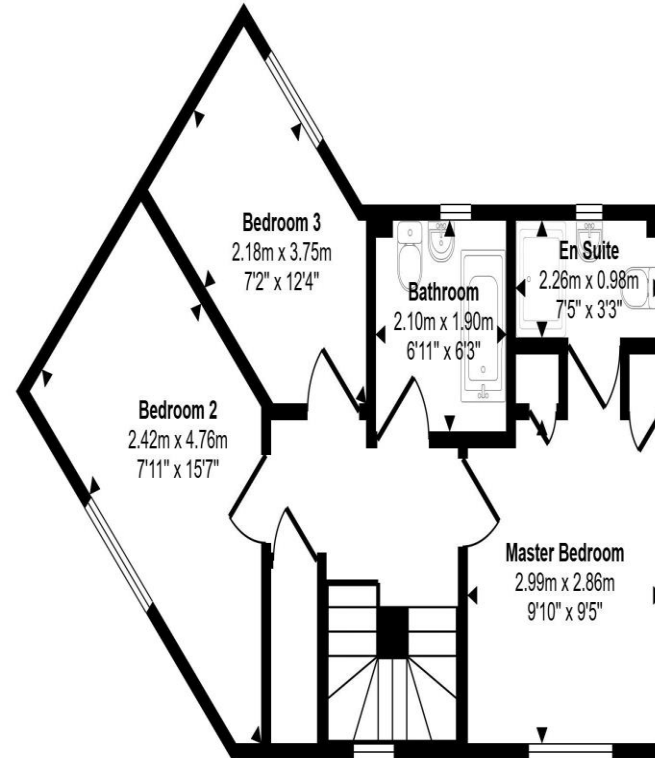
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



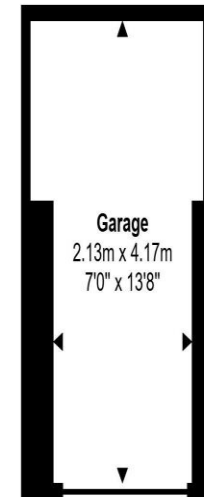
Approx Gross Internal Area
95 sq m / 1019 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 43 sq m / 459 sq ft



Garage
Approx 11 sq m / 119 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.

