



165 Heol-y-Bardd  
Bridgend, CF31 4TD



# 165 Heol-y-Bardd

Bridgend | CF31 4TD

A beautifully presented semi-detached property with ample off road parking and garage and extensively lawned rear garden.

Extremely well-presented semi-detached property | Sought after and conveniently located position | Re-modelled and renovated by current owners | Scope subject to obtaining relevant planning permission of extension | Ample off road parking and garage | Extensively lawned rear garden | Viewings highly recommended | EPC Rating D |





# 165 Heol-y-Bardd, Bridgend

Located in the sought after and convenient position of Heol Y Bardd is this semi-detached property which has undergone significant improvement and re-modelling by the current owners. It offers light and airy accommodation and holds significant scope of extension as a number of neighbouring properties have done so.

Currently the accommodation comprises of an entrance hall with stairs to first floor, a lounge with bay window to front aspect with an open view of the close. A feature electric wood burning stove is set within an angle nook style fire place with wooden beam, surround and mantle (a gas point is available). A door gives access into a useful under-stairs storage cupboard space. At the rear of the property is the kitchen/dining room which has a range of cream shaker style base and wall mounted units including glass fronted display cabinet. Fitted appliances include an integrated Neff double oven with five burner gas hob and fitted cooker hood over. Travertine tiled splash back above the butchers block effect work surface. The kitchen enjoys views over the rear garden with French doors leading out onto a decked patio. Within the kitchen is a wall mounted gas fired central heating boiler.

The first floor landing with window to side and loft inspection point gives access to the bedroom accommodation. Originally three bedrooms, Bedroom one and three have been opened to create a large master bedroom with two windows to front aspect. It offers a range of built in wardrobe cupboards. The third bedroom could easily be re-established. At the rear of the house is a generous second double bedroom enjoying views of the rear garden, It has a built in range of wardrobe cupboard with fitted hanging rail and shelf space. The stylishly presented family bathroom offers a white three piece suite which includes a mains power shower over a panel bath with fitted glazed shower screen, low level WC and sink unit. The room has a natural stone effect, ceramic tiling to floor and walls and a chrome heated towel rail.

Outside to the front of the property is a lawned garden. A paved driveway runs along the side of the property offering parking space for several vehicles ahead of the detached garage which measures 19' x 10' 9" it has a single up and over door from the driveway and benefits from power, lighting and plumbing. The garden comprises of a decked patio which extends from the rear of the property with steps down to the lawned garden which extends along the side of the garage into a larger lawned area with flagstone laid path. The garden is boarded by overlapped wood fencing and breeze block walling and has mature conifer hedgerows.

An internal viewing of this property is recommended to appreciate the well-presented accommodation and significant scope for extension.



## Directions

From our office on Derwen Road, travel along Nolton Street, turning right heading passed the Rhiw, cross the river and at the traffic lights, turn left. Follow this road as it proceeds under the dual carriageway passing the 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 and follow the road as it bears right. Proceed along this road for approximately 400 yards where number 165 will be found on the right hand side indicated by our for sale board.



## Energy Performance Certificate

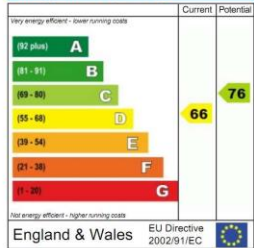
165, Heol-y-Bardd  
BRIDGEND  
CF31 4TD

Dwelling type: Semi-detached house  
Date of assessment: 21 June 2010  
Date of certificate: 22-Jun-2010  
Reference number: 8680-6126-7880-3759-9926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 66 m<sup>2</sup>



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

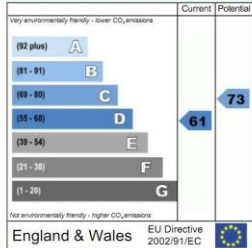
### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	291 kWh/m <sup>2</sup> per year	205 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	2.3 tonnes per year
Lighting	£68 per year	£34 per year
Heating	£496 per year	£369 per year
Hot water	£91 per year	£86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

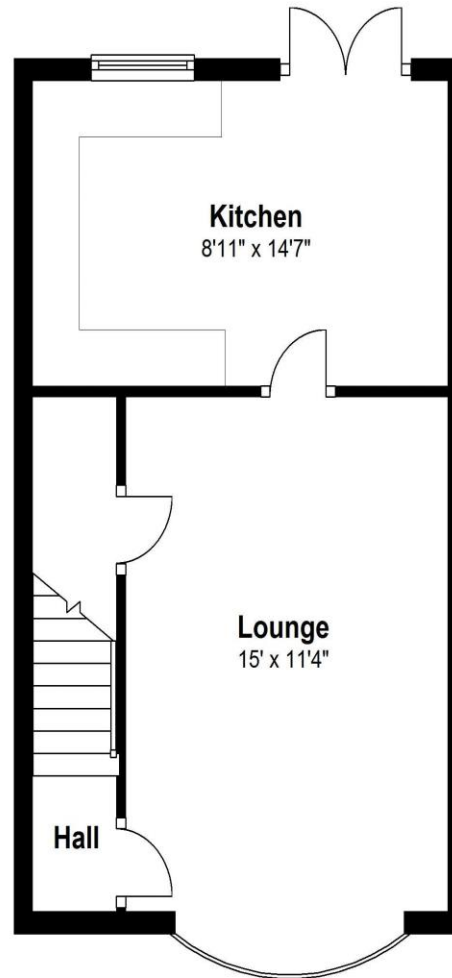


Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

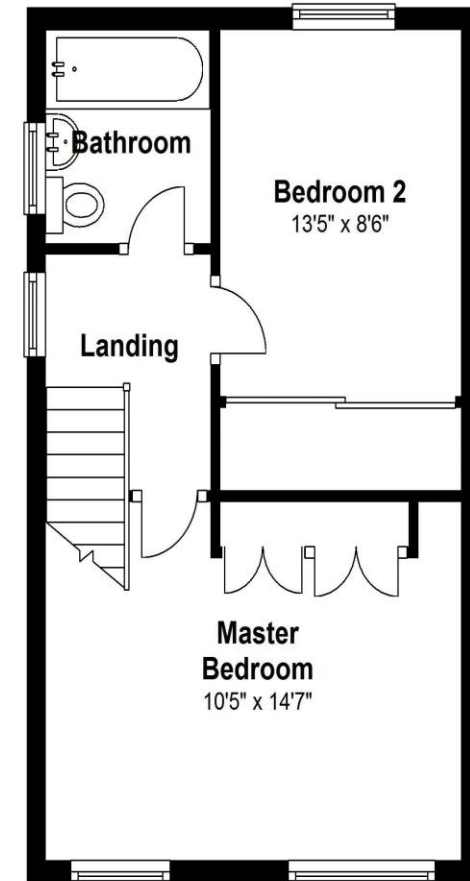
## Ground Floor

Approx. 356.9 sq. feet



## First Floor

Approx. 353.3 sq. feet



Total area: approx. 710.2 sq. feet

Tenure  
Freehold

Services  
Mains gas, electric, water and drainage  
Council Tax Band C  
EPC Rating D

Price  
£675



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Viewing strictly by appointment through Herbert R Thomas

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.