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37 Tanyrallt Avenue, Bridgend

Bridgend

Guide Price **£239,950**

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Bridgend

From our office on Derwen Road, Bridgend, proceed along Derwen Road and join the A4061 one-way system. Continue onto Coity Road, heading out of the town centre towards Litchard. Follow Coity Road before turning left onto Litchard Terrace and continue into the Litchard area. Turn onto Tan Y Allt and follow the road, where No. 37 will be found occupying a corner position adjacent to the local park.

Well presented and extended three bedroom semi detached property within walking distance of Bridgend Town Centre and all its amenities.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Occupying a generous corner plot alongside the local park, this extended three-bedroom semi-detached home offers spacious family accommodation with excellent outside space and off-road parking. Conveniently positioned within walking distance of Bridgend Town Centre, the Princess of Wales Hospital and local amenities, the property is offered for sale with no ongoing chain.

Owned by the current owners since 2001, the traditional semi-detached property has been extended over the years to create an enlarged kitchen and separate dining area, while externally the corner plot provides low-maintenance gardens, a large decked entertaining area and useful space suitable for additional driveway parking or the storage of a caravan or motorhome.

Ground Floor

The property is entered via a double glazed front door opening into the entrance hallway, laid with wood-effect vinyl flooring. A staircase rises to the first-floor landing with a useful under stairs storage cupboard which also houses a wall hung combi boiler, while a door leads into the lounge.

The spacious lounge is positioned to the front of the property and features a Georgian-style double glazed bow window, fitted carpet and a feature fireplace with marble hearth. Double wooden doors to the rear open into the extended dining area.

The dining area provides an excellent additional reception space with wood-effect vinyl flooring and double glazed French doors opening directly onto the rear garden. An archway connects the dining area with the kitchen, creating a sociable layout ideal for everyday family living and entertaining.

The extended kitchen is fitted with a range of base, wall and drawer units complemented by contrasting work surfaces and part-tiled walls. There is a 1.5 bowl sink unit, electric oven, induction hob and a small breakfast bar, together with space for a fridge/freezer, washing machine and an additional appliance. Wood-effect vinyl flooring continues throughout and there are double glazed windows to the side and rear, together with a double glazed door providing access to the garden.

First Floor

The staircase and first-floor landing are laid with fitted carpet, with a window to the side providing natural light. Doors lead to all three bedrooms and the family bathroom, while a loft hatch provides access to the attic.

Bedroom one is a generous double bedroom positioned to the front of the property with a Georgian-style double glazed window and laminate flooring. One wall is fitted with sliding mirrored wardrobes providing excellent hanging and storage space.

Bedroom two is another good-sized double bedroom positioned to the rear, enjoying an outlook towards the neighbouring park. The room has laminate flooring and benefits from a full wall of sliding mirrored wardrobes providing extensive storage.

Bedroom three is a single bedroom positioned to the front of the property with laminate flooring and a useful built-in storage cupboard.

The family bathroom is fitted with a three-piece suite comprising a corner panelled bath with shower attachment over, pedestal wash hand basin and WC. The walls are fully tiled and there is tile-effect laminate flooring, a fitted mirror and double glazed window to the rear.

Outside

The property occupies a generous corner plot with a lawned front garden bordered by natural hedging and a concrete driveway providing off-road parking.

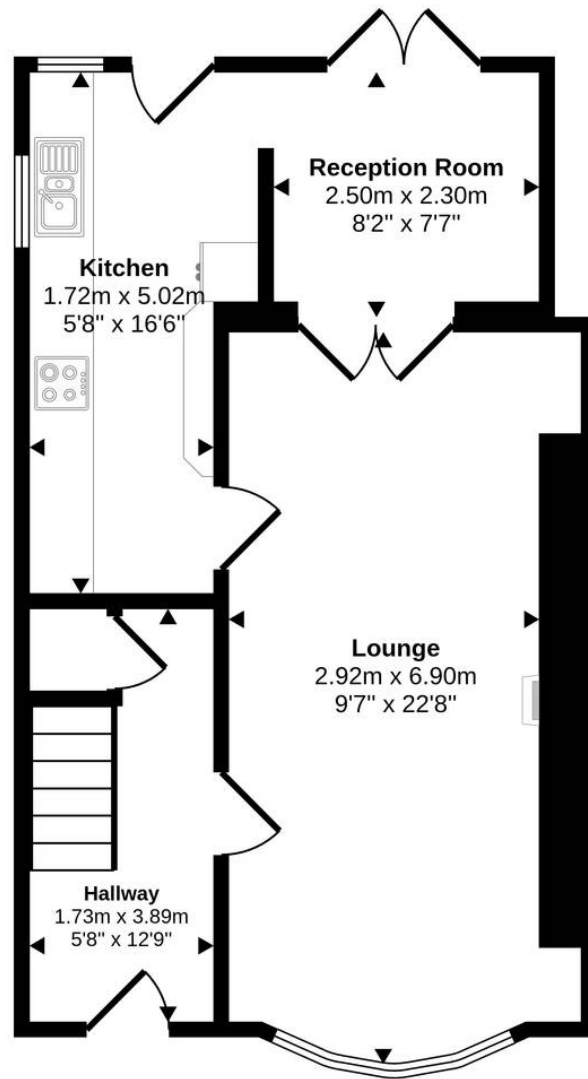
A particular feature of the property is the additional space available to the side, which is laid with decorative chippings and provides an ideal area for the storage of a caravan or motorhome discreetly behind the existing fencing. The layout also offers potential to remove or reposition the fencing to create further off-road parking.

The rear garden has been designed with ease of maintenance in mind and is predominantly laid to patio, providing plenty of space for outdoor seating and entertaining. There is a brick-built outbuilding providing useful storage, together with a generous raised decked seating area with ample room for a table and chairs. Raised planters and bark-chipped areas complete the garden.



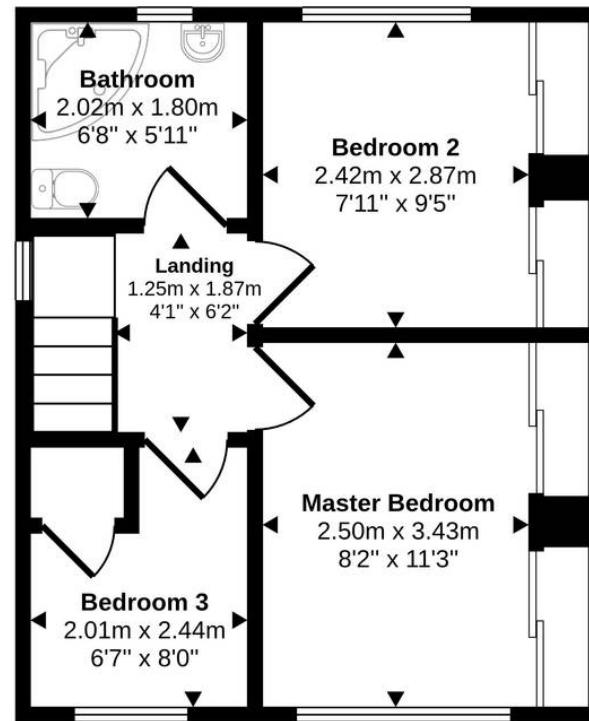


Approx Gross Internal Area
80 sq m / 864 sq ft



Ground Floor

Approx 47 sq m / 504 sq ft



First Floor

Approx 33 sq m / 360 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.





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