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32 Newbridge
Gardens

Bridgend,
CF31 3PB

32 Newbridge Gardens

Asking price **£449,950**

Originally built in 1930 is this charming traditional three bedroom semi-detached family home available for the first time in 64 years, selling with no ongoing chain, extended to the side and rear with four reception rooms, garage, off-road parking, uninterrupted views of Newbridge Fields and within close proximity to Bridgend Town Centre and local transport links.

Extended traditional three bedroom semi-detached

Four reception rooms

Garage and driveway with off-road parking

Sought after location

Uninterrupted views of Newbridge Fields

Downstairs WC and shower room

Walking distance to Bridgend Town Centre

Close proximity to transport links

No chain

Viewings highly recommended





Situated in a prime position at the bottom of Newbridge Gardens is this traditional style family home offering fantastic uninterrupted views over Newbridge fields, four reception rooms, garage, ample off-road parking and large rear garden which benefits direct access to Newbridge Gardens via a gate at the bottom of the garden.

The property is entered via a double glazed door located on the side of the property which leads into a generous sized entrance hallway. The hall has the staircase leading to the first floor with space underneath. There is a decorative stained glass window and carpet with original Parquet flooring underneath. There are four reception rooms in total to the ground floor. The lounge is positioned to the front of the property and benefits from double glazed French doors overlooking the garden, traditional picture rails and a gas fire with surround. The sitting room offers a bay window to the front and traditional picture rails. The dining room has a window overlooking the rear garden. There is a feature fire place and also built-in storage cupboard with display doors. There is a door that leads into a small utility area which is used for storage of coats and shoes, which leads then to a downstairs cloakroom WC which is fully tiled with a UPVC double glazed window. From the dining room is the fitted kitchen/breakfast room. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces. There is a high level double oven and an electric hob along with space for a fridge/freezer, washing machine and slimline dishwasher. Stainless steel ½ bowl sink unit. A door from the kitchen leads through to a rear passage with doors to the study/home office, garage and back door allowing access to the rear garden. The study/home office is generous in size and has great views to the rear. The lounge, sitting room and dining room all benefits from fitted carpet with original Parquet flooring underneath.

To the first floor landing has an airing cupboard with storage, doors to all three bedrooms, along with a wet room/shower room and WC. All the doors are the original. The two largest bedrooms are positioned at the front of the property, one which benefits from built in storage and the other with a traditional bay window. The third bedroom is also generous in size, has built in storage and offers fantastic views at the rear overlooking Newbridge fields. The shower room is fully tiled and fitted with wet room flooring, an electric shower and a wall hung wash hand basin. The WC is separate and fully tiled.

To the front of the property is a large driveway offering off-road parking for multiple vehicles ahead of the garage which has an up and over door. There is an enclosed garden laid mostly to lawn. To the rear of the property is a superb enclosed garden with spectacular views and direct access to Newbridge Gardens. The large garden is surrounded with mature shrubs and trees with multiple levels of patio and lawn. There is also a workshop which offers great storage opportunity.

Viewings on the property are highly recommended to appreciate the offer in hand.





Directions

From Bridgend Town Centre, travel south along Merthyr Mawr Road taking the first right hand turning onto Bowham Avenue. Proceed along Bowham Avenue and take the second left onto Dilwyn Gardens. At the T-junction turn left onto Newbridge Gardens where the property will be found on your right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band F

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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71824_438.PW Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
22 Newbridge Gardens Bridgend CF31 1LH	Energy rating C	Valid until: 11 July 2034
Certificate number: 1800-3116-0522-0399-3643		
Property type: Semi-detached house		
Total floor area: 139 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		
See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

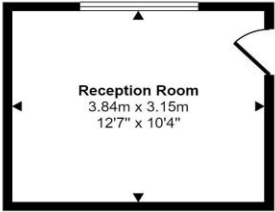
<https://find-energy-certificate.service.gov.uk/energy-certificate/1800-3116-0522-0399-3643/property>

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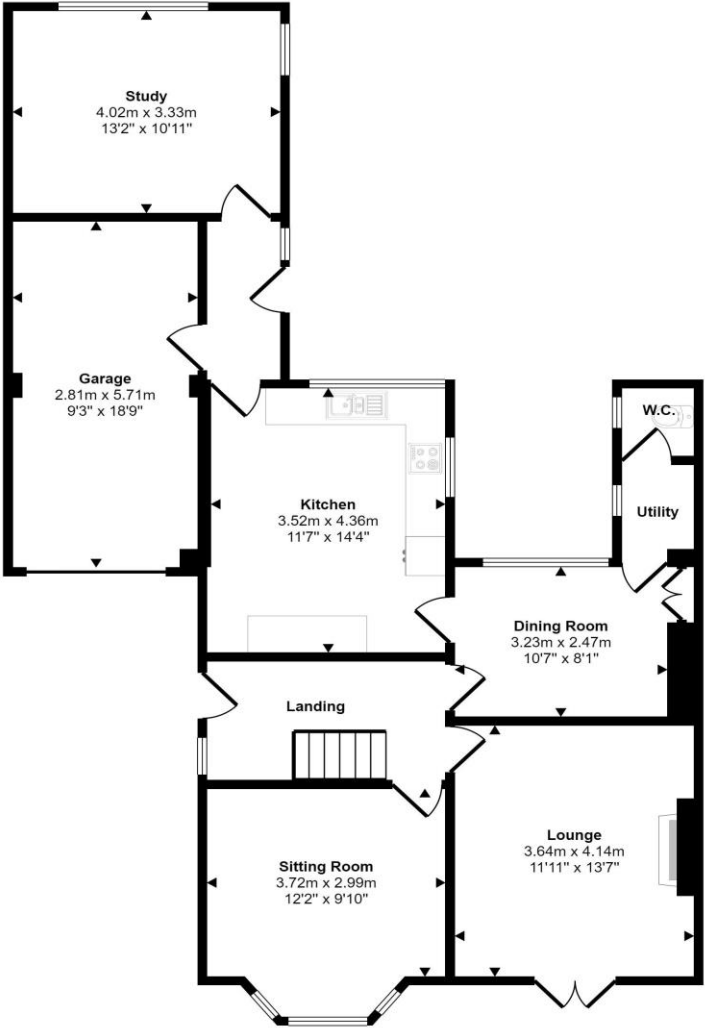
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



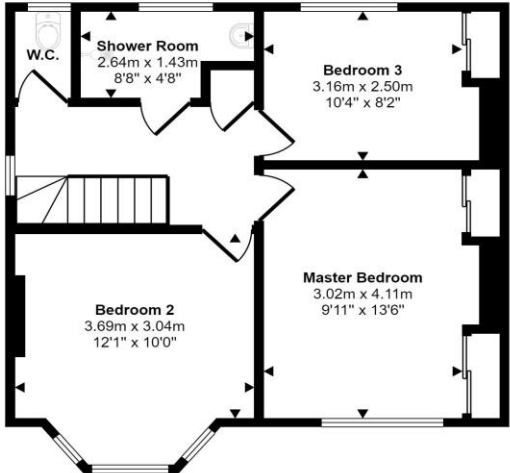
Approx Gross Internal Area
163 sq m / 1758 sq ft



Lower Ground Floor
Approx 12 sq m / 130 sq ft



Ground Floor
Approx 99 sq m / 1069 sq ft



First Floor
Approx 52 sq m / 559 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.

