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1 Dilwyn Gardens
BRIDGEND,
Mid Glamorgan,
CF31 3NT

1 Dilwyn Gardens

Asking price **£475,000**

Situated in the highly sought-after Dilwyn Gardens, off Merthyr Mawr Road, within close proximity to Newbridge fields, Bridgend Town Centre, local school, shops and amenities is this charming four bedroom property with original features, wraparound garden and double garage.

1926 built with original features throughout

No onward chain

Double garage

Corner plot with wraparound garden

Three reception rooms

Four bedrooms

Second floor, fully insulated family room/multipurpose space in the garage

Close proximity to Bridgend Town Centre, Newbridge Playing Fields

Viewings are highly recommended





This four-bedroom 1926 built property with original features throughout is situated within close proximity to Bridgend Town Centre, Newbridge Fields, local school, shops and amenities.

The property is entered into an entrance hall with Parquet flooring, stain glass window, staircase rising to the first floor landing and doors to kitchen, living room, dining room and cloakroom. The dining room is a good sized reception room with large double fronted stain glass window. The sitting room is another impressive sized room with a featured fireplace, ornate tiles and window to front. The cloakroom has been fitted with a two-piece suite comprising of a low-level WC and wash handbasin. The kitchen/diner has been fitted with a matching range of base and eyelevel units, ceramic sink with one mixer tap, five burner gas hob, integral washing machine and dishwasher. There is space for a fridge/freezer with a plumbed water connection (An American Fridge Freezer is currently being used) and there is tiled flooring leading to laminate flooring into the sunroom section, double glazed UPVC French doors to rear and door into the lounge. The lounge is another impressive size room with built-in storage cupboard, featured fireplace, double glazed UPVC french doors to rear and double glazed UPVC window to side.

To the first floor landing there is an original stain glass window and doors to all four bedrooms and family bathroom. The Master bedroom is a superb sized double room with large bay window to the front. Bedroom two is another great sized double room with double glazed window to side and rear. A door leads to the ensuite. The ensuite has been fitted with a two piece suite comprising; low-level WC and wash handbasin. Bedroom three is a good size double room with original window to front and featured fireplace. Bedroom four is a well-

proportioned single room with window to rear. The family bathroom has been fitted with a three piece suite comprising; Bette Bath (wider than normal), Grohe temperature controlled shower, hand basin and WC. To the front of the property there is a gated access to an ample sized garden laid to lawn with pathway to property. The garden wraps around the corner plot to an off-road parking area with an electric remote controlled sliding gate ahead of the double garage. The garage is a two storey cavity wall construction, second floor is fully insulated family room/multipurpose space currently used as a 'family den' which could potentially be converted into self-contained Granny Flat (subject to planning permission) with two Velux windows. The garage offers:

Multimedia (Home Cinema) configured for Dolby Atmos 7.1.2 Overhead Surround Sound, Dropped Ceiling with LED backlight with 300 Fibre Optic Star Field, integrated 1Gb (CAT 6) structured network (connected to the house via underground cable), built-in RJ45 network points and USB charging points, 3 pin sockets. Own RCD unit with connection for Electric Car Charger (which has been removed from drive wall), hot and cold water supply connected, insulated remote controlled electric roller shutter door, full size dry car pit, painted concrete floor, rendered and painted walls downstairs. Viewings is highly recommended to appreciate the offer in hand.





Directions

Travelling into Bridgend along Cowbridge Road passing the Police headquarters on your right hand side and Tesco on the left, continue along this road to the traffic lights at Nolton Street. Go straight through the traffic lights, down the dual carriageway and take the first left onto Merthyr Mawr Road. Dilwyn Gardens is the second street on the right hand side (after Bowham Avenue) where the property is immediately on your left on the corner of Merthyr Mawr Road and Dilwyn Gardens as indicated by our for sale sign.

Tenure

Freehold

Services

All Mains
Council Tax Band F
EPC Rating

Viewing strictly by
appointment through
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9422, 10:41 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
1 Dilwyn Gardens Bridgend CF31 9HT	Energy rating E	Valid until: 3 September 2033 Certificate number: 3517-3718-3000-1850-4272

Property type Semi-detached house

Total floor area 133 square metres

Rules on letting this property

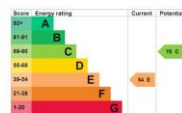
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[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 50

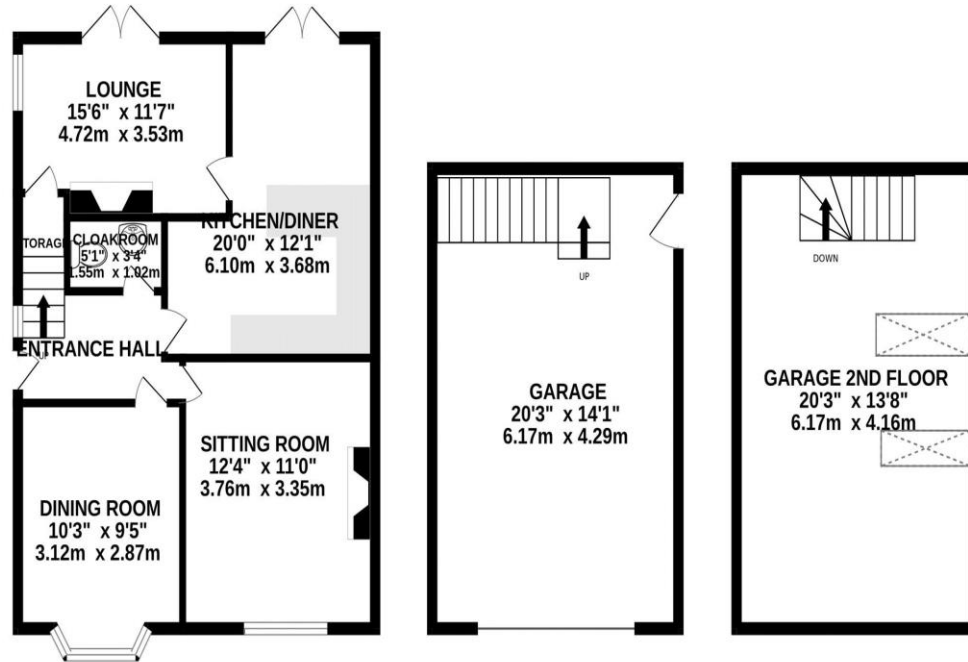
<https://find-energy-certificate.service.gov.uk/energy-certificate/3517-3718-3000-1850-4272/summary>

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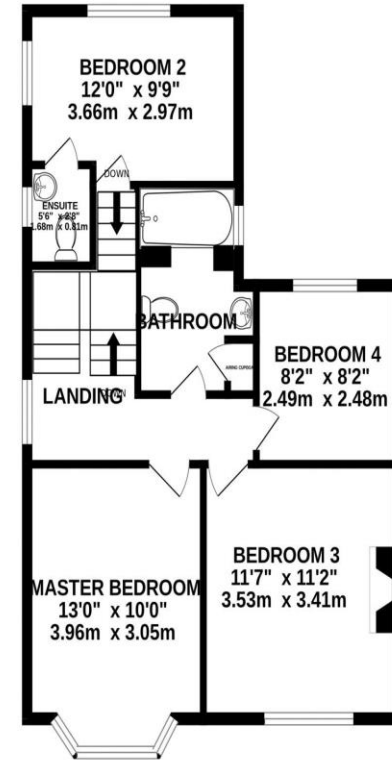
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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