



**hrt**  
herbert r thomas  
[hrt.uk.com](http://hrt.uk.com)

25 Shakespeare  
Avenue  
Cefn Glas, Bridgend,  
Bridgend, CF31 4RY

# 25 Shakespeare Avenue

Asking price **£140,000**

Found in need of some modernisation in the popular Cefn Glas location within close proximity to local shops, schools and amenities is this two double bedroom and loft room semidetached property with garage.

In need of modernisation

Two double bedrooms

Loft room

Two reception rooms

Southerly facing rear garden

Off-road parking

Garage



Situated in the popular Cefn Glas location within close proximity to local shops, amenities and local primary and secondary schools is this two double bedroom and loft room property.

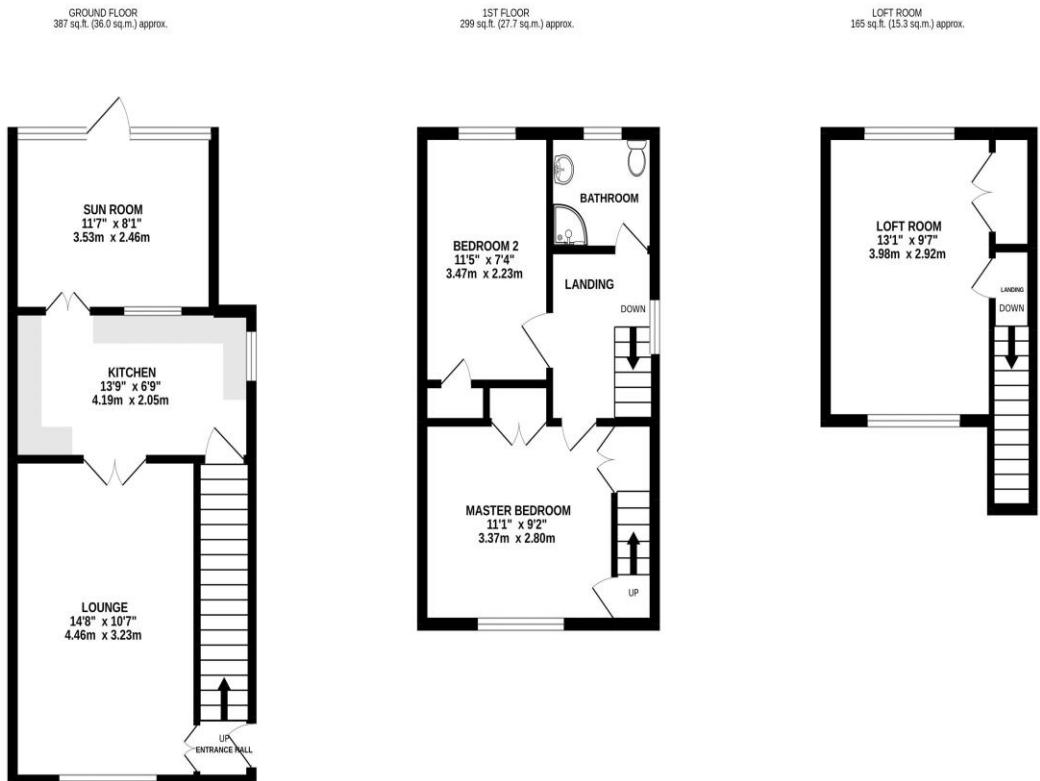
The property is entered via a PVCu double glazed door into an entrance hallway with staircase rising to the 1st floor landing, wall mounted combination style boiler and double doors to the lounge. The lounge has a PVC double glazed window to the front, a gas fire, coving to the ceiling and double

doors to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over units. There is plumbing in place for an appliance, under the stairs storage, vinyl flooring and double doors to the sunroom. The sunroom has laminate flooring, PVCu double glazed windows and a doorway to the rear garden.

The first floor landing has a PVC double glazed window to the side and doorways to the two

double bedrooms and shower room. The shower room has been fitted with a three-piece suite comprising; close coupled WC, vanity unit wash hand basin and shower cubicle. There are tiled walls and a PVC double glazed window to the rear. Bedroom two has a PVCu double glazed window to the rear and built-in storage cupboards. The master bedroom has a PVC double glazed window to the front, built-in storage cupboard and a doorway to a staircase rising to the loft room. The loft room has PVCu double glazed windows to the front and rear elevations.

To the front of the property is an open plan garden and a block paved driveway to the garage. To the rear of the property is a generous southerly facing garden in need of repair and restoration. Viewings on the property are highly recommended to appreciate the opportunity on offer.



**TOTAL FLOOR AREA: 850 sq.ft. (79.0 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.

Made with Metropix ©2022





## Tenure

Freehold

## Services

All mains  
Council Tax Band C  
EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

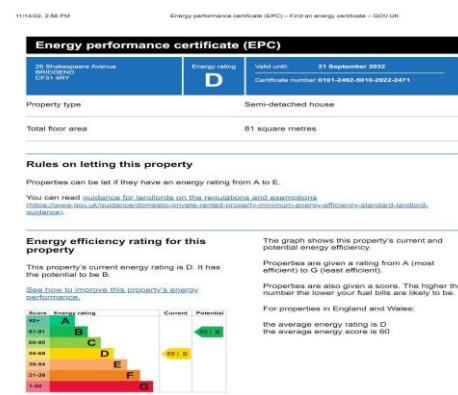
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



## Directions

From our office on Derwen Road, head towards the dual carriageway and turn left onto the one way system. Proceed through the lights and at the roundabout take the first left onto Tondu Road. At the next set of traffic lights, turn right onto Park Street. Continue on this road as it joins Bryntirion Hill. At the next set of traffic lights, turn right onto Bryn Golau, take the fifth right hand turning onto Shakespeare Avenue where the property can be found on the right hand side.

**Viewing strictly by appointment through Herbert R Thomas**

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

**The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH**  
**01656660036**  
**[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)**

**hrt** Est. 1926 

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.