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# 3 The Retreat

Bridgend, CF31 3NU

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# 3 The Retreat

Asking price £385,000

Three bedroom detached property available for the first time in nearly 40 years and sold with no ongoing chain.

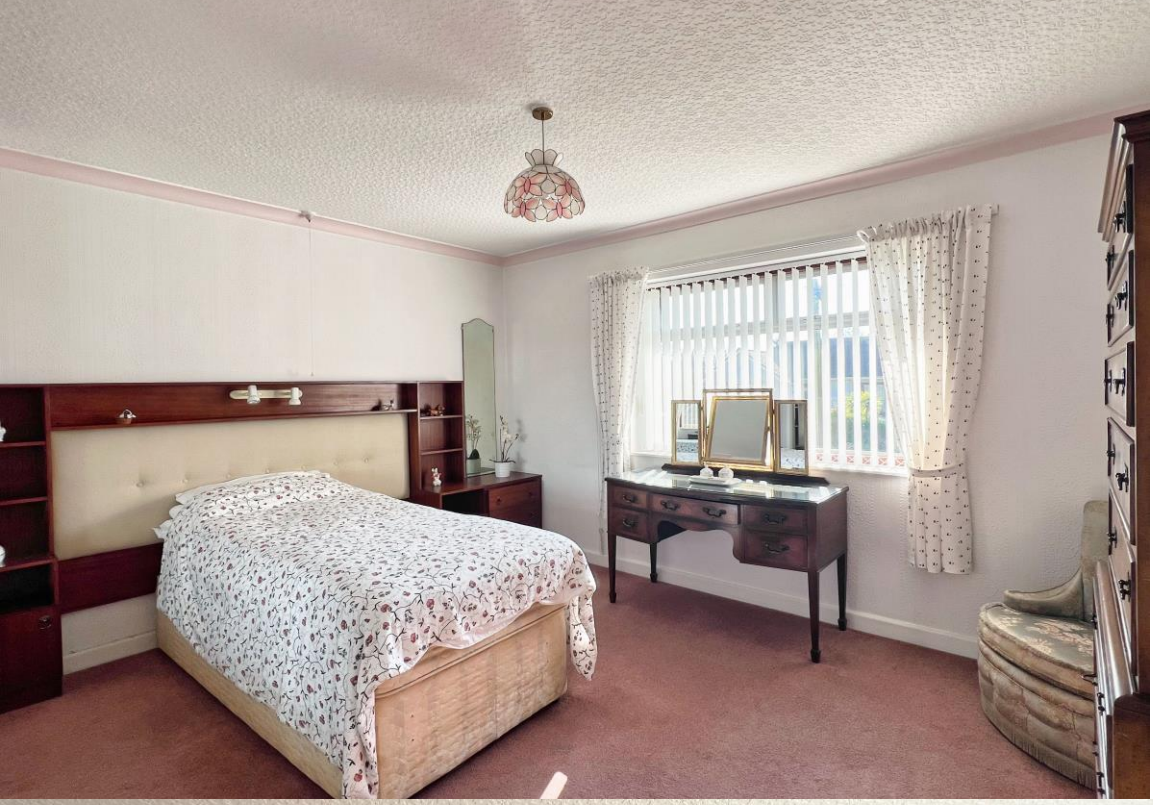
- Three bedroom detached family home
- Available for the first time in nearly 40 years
- Sought-After Southside of Bridgend
- Walking Distance to Bridgend Town Centre & Transport Links
- Popular area for local Schools
- Refitted Kitchen & modernised bathroom
- Garage with additional utility/storage areas
- Generous rear garden
- Driveway parking for multiple vehicles with potential to increase
- No ongoing chain

Available for the first time in nearly 40 years, this three-bedroom detached family home has been lovingly maintained and offers an excellent opportunity for its next owners to create a home of their own. Situated in a popular and well-established area on the sought-after Southside of Bridgend Town Centre, the property is ideally located for highly regarded local schools, Bridgend Town Centre, and excellent transport links. The accommodation includes a spacious lounge with box bay window leading through into a dining area, fitted kitchen, downstairs cloakroom, three bedrooms and a modernised family bathroom. The kitchen and bathroom were refitted approximately 15 years ago and remain well presented. A particular feature of the property is the garage and outbuildings which are connected to the house via a rear passageway, the two additional utility/storage areas offer useful extra space and flexibility. Externally, the property benefits from a generous rear garden, while the front garden provides ample off-road parking for multiple vehicles with potential to increase further if required. Offered to the market with no ongoing chain, this property represents a rare opportunity to acquire a well-loved home in a highly desirable location.

Ground Floor The property is entered via a uPVC double-glazed entrance door to the side of the property, featuring a stained-glass panel, which opens into the entrance hall. The hall has fitted carpet, stairs leading to the first floor, and doors providing access to the lounge, kitchen and downstairs cloakroom. The cloakroom benefits from a window to the side, WC, wall-hung wash hand basin, radiator and a useful storage cupboard with clothing rail for coats. The fitted carpet continues through from the hallway. The lounge is a spacious room positioned to the front of the property and features a box bay window allowing plenty of natural light. The room includes a gas fire with marble surround and fitted carpet, and an opening leading through to the dining room. The dining room continues with fitted carpet and enjoys sliding patio doors opening onto the rear garden. A further door leads into the kitchen. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and part tiled walls. Appliances include a single bowl stainless steel sink unit, integrated fridge, high-level double oven, four-burner gas hob with extractor fan above, and a matching breakfast bar with plinth heater. The kitchen has vinyl flooring, a window overlooking the rear garden, an under-stairs pantry cupboard and a door leading into the rear porch. The rear porch/passage provides access to the garden via a uPVC double-glazed door and also connects to the garage. Within this area is a useful storage/utility space with plumbing for a washing machine and power supply. The garage is a single garage with roller shutter door to the front, window to the side and a door to the rear leading into an additional storage area. This storage space also has a window to the rear and power supply.

First Floor Stairs from the entrance hall lead to a carpeted landing with a window to the side and doors providing access to all three bedrooms and the family bathroom. A loft hatch with pull-down ladder gives access to the loft space, which is partially boarded, insulated and fitted with a light. The main bedroom is a generous double room located to the front of the property and features a window to the front along with fitted mirrored sliding wardrobes providing ample hanging and storage space. The room is finished with fitted carpet. Bedroom two is another spacious double bedroom positioned to the front of the property. It benefits from fitted carpet and built-in wardrobes offering hanging and storage space, with ample room for additional furniture. Bedroom three is located at the rear of the property with a window overlooking the garden and fitted carpet. The room benefits from three large storage cupboards, one of which houses the Worcester combi boiler. The family bathroom has been fully modernised and is fully tiled. It features a large walk-in shower cubicle with electric Triton shower, pull-down shower seat and glass shower screen. The suite also includes a combination vanity unit with WC and inset wash hand basin with storage cupboards below, tiled flooring, mirrored cabinet, heated chrome towel rail and a window to the rear.

Outside The property is approached via a concrete driveway providing off-road parking for two to three vehicles, leading to a carport and garage. The front garden is laid to lawn with mature shrub borders and hedging, with pathways leading around both sides of the property. To the rear, there is a large patio area directly accessed from the dining room, ideal for outdoor seating and entertaining. The rear garden is mainly laid to lawn and enclosed by mature hedging, shrubs and some wooden fencing, providing a good degree of privacy.



## Tenure

Freehold

## Services

All mains services
Council Tax Band F
EPC Rating

## 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.

AWAITING EPC

## Directions

Travelling into Bridgend Town Centre along Cowbridge Road from the A48 proceed past the South Wales Police headquarters, Tesco and Bridgend College. At the Ewenny Road traffic lights turn left onto Ewenny Road and take the 2nd right onto Grove Road. Proceed to the end of the road turning left onto Merthyr Mawr Road. Continue for approximately a third of a mile turning left into The Retreat and the property will be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment through Herbert R Thomas
**hrt.uk.com**

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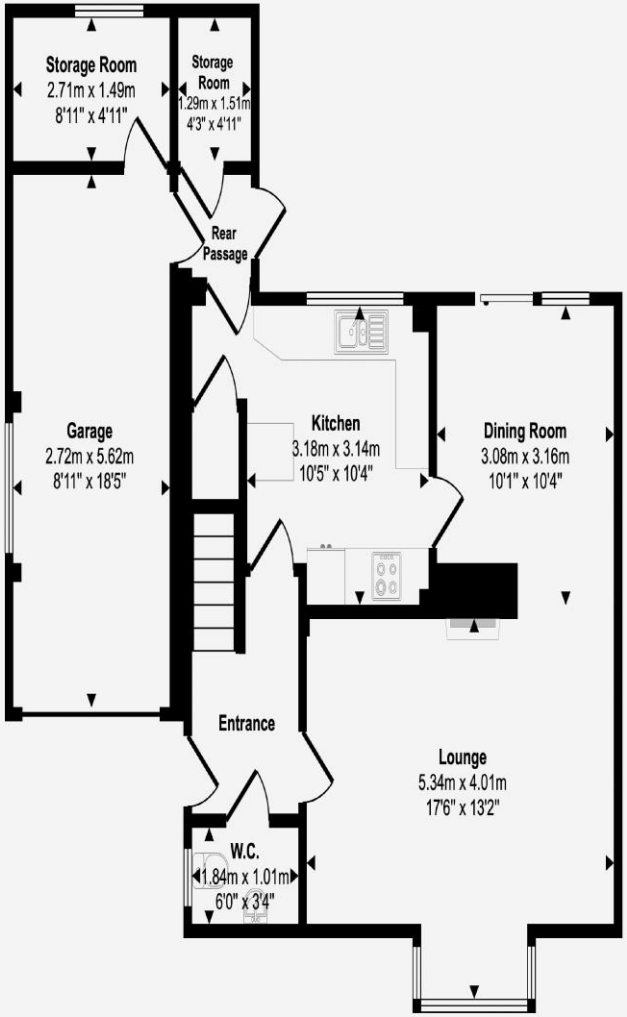
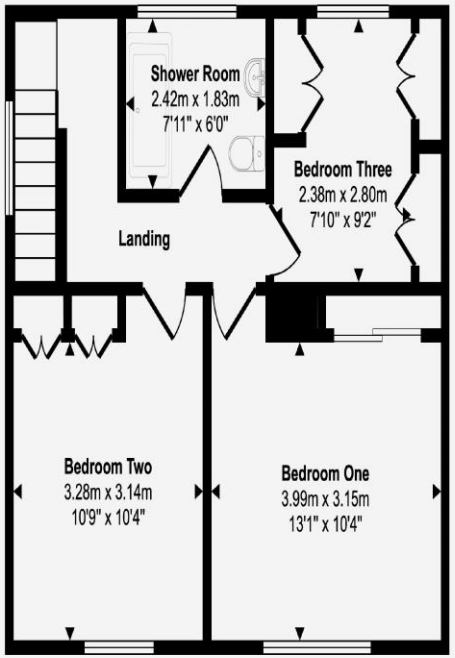
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

**Approx Gross Internal Area**
**124 sq m / 1333 sq ft**




Ground Floor

**Approx 75 sq m / 809 sq ft**




First Floor

**Approx 49 sq m / 524 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.