



herbert r thomas

15 Tondu Road
Bridgend, CF31 4JA

hrt.uk.com



15 Tondu Road

Asking price **£117,500**

A well presented two bedroom townhouse, located in Bridgend town centre with two double bedrooms and rear garden.

well presented mid terrace property

Situated on the periphery of Bridgend town centre, just a short distance from local supermarkets and railway station

Two double bedrooms

Downstairs WC

Enclosed rear garden

Being sold with a sitting tenant

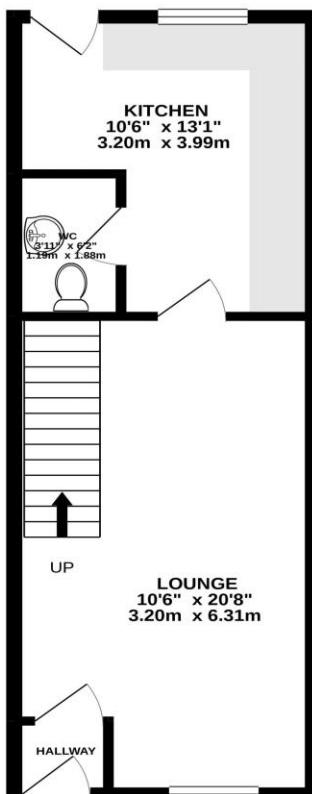
Viewings highly recommended



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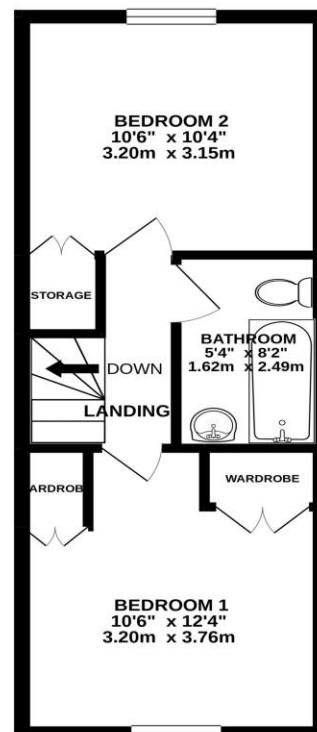
The property is entered via a solid wooden door into an entrance hallway with tiled flooring and a door into the lounge. The lounge has a window to the front, staircase rising to the first floor landing and doorway into the

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



kitchen. The kitchen has been fitted with a matching range of base and eye level units with rolltop workspace over. There is a sink unit with swan neck mixer tap, built in oven, four ring gas hob, PVCu double glazed window and door to the rear garden, tiled flooring and a further doorway to a downstairs cloakroom. The cloakroom has been fitted with a two piece

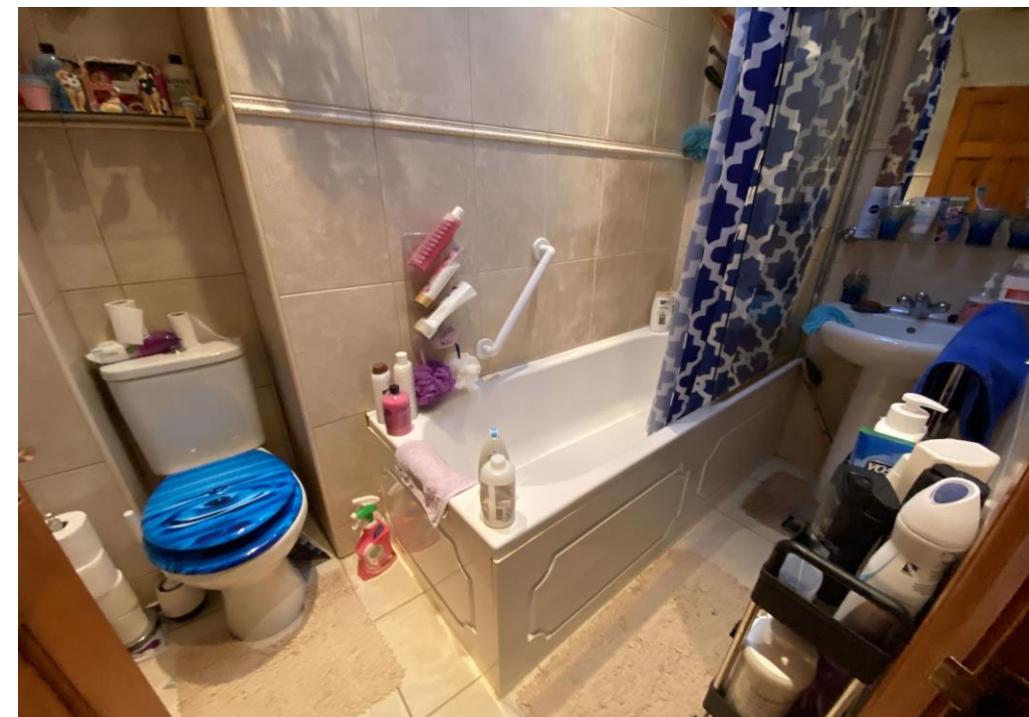
1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



suite comprising of pedestal wash handbasin and low-level WC.

Upstairs to the first floor the landing gives access to two generous double bedrooms and a family bathroom. The bathroom has been fitted with a three-piece suite comprising of bath, pedestal wash hand basin and close couple WC. There is full height tiling to all walls, recessed spotlights and tiled flooring. The master bedroom has window to the front and twin built-in storage cupboards. The second bedroom which is also a double room has a window overlooking the rear garden.

Outside to the front of the property is a courtyard garden with small pathway to front door. To the rear of the property is enclosed garden laid mainly to patio.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

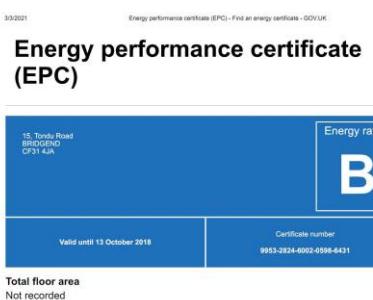
From the Bridgend office continue on Derwen Road to Nolton Street. At the set of lights turn right onto The Rhiw and continue over the bridge to another set of lights. At the lights turn right onto Angel street and pass adjacent to Ogmore river, continue on Angel Street to a set of lights, in the right lane take the right onto Tondu Road, 500 yards the property will be situated and your left hand side.

Tenure

Freehold

Services

All main services
Council Tax Band C
EPC Rating B



Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions at www.gov.uk/government/domestic-rental-quality/communities-energy-efficiency/tenants-and-landlords.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B. See how to improve this property's energy performance.

Viewing strictly by appointment through Herbert R Thomas

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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.