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herbert r thomas

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54 Cowbridge Road
Bridgend, CF31 3DA

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Asking price **£150,000**

Sold as seen. A deceptively spacious three bedroom end of terrace property within the sought after South side of Bridgend.

This property is being sold as seen

Desirable location within walking distance to Bridgend Town Centre

Convenient commuter access to the A48

Spacious accommodation throughout

Lounge with feature bay window

Ground floor cloakroom

Two double bedrooms and generous single bedroom

Family bathroom to the first floor

Low maintenance enclosed rear garden

No chain





This extended three bedroom end of terrace property offers spacious accommodation throughout. The property is entered via a PVCu and glazed panel door into an entrance porch with a further wooden internal door leading to the hallway. The hallway has stairs rising to the first floor landing and doorways leading to the lounge, kitchen/diner and ground floor cloakroom.

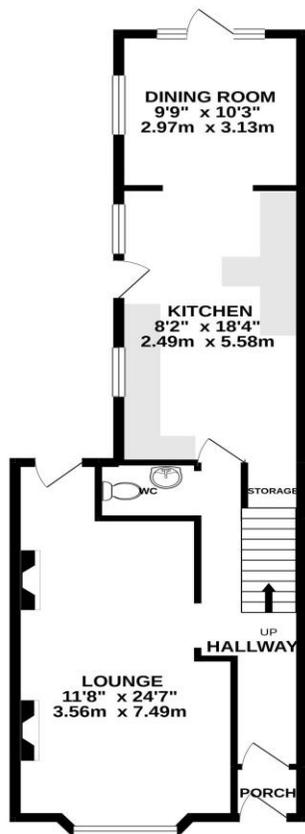
The lounge is located to the front of the property and features a large bay window, flooding the room natural light. Modern laminate flooring has been laid and there is a PVCu door from the dining area providing access to the side garden. The ground floor cloakroom has been fitted with a white two piece suite

comprising; low level WC and a wall mounted wash hand basin. To the rear of the property is the impressive kitchen/diner. It has been fitted with a range of contemporary grey base and wall mounted units with a Matt black laminated work surface over. There is a stainless steel extractor hood, integrated electric over and breakfast bar area. A window above the sink unit provides light and views of the side garden, with a further pedestrian door to the side also. The dining area is within the extension and can comfortably house a large dining table and chairs. Patio doors flanked by windows provide access and views of the rear garden.

To the first flooring the split level landing gives access to all three bedrooms and the family bathroom. Bedrooms one and two are both good sized double bedrooms, with bedroom one benefiting from two double glazed windows to the front. Bedroom one has recently been laid to new laminate flooring and bedroom two remains carpeted. Bedroom three is located to the rear of the property and is a generous single bedroom. A double glazed window to the rear provides light and views of the garden. The family bathroom has been fitted with a white three piece suite comprising; low level WC, a pedestal wash hand basin and a panel bath with electric shower over.

Outside to the front of the property, a wrought iron gate provides access to the concrete pathway leading to the front door. The front courtyard garden has been laid to stone chippings. To the rear of the property the garden is enclosed by stone walls. It is in need of landscaping and currently comprises of a patio area leading off from the dining area patio doors and a paved pathway leads halfway down to the end of the garden. There is an additional concrete side garden leading off from the lounge and kitchen door.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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Directions

From Derwen Road, continue onto Nolton Street and at the traffic lights ahead of Wilkinsons, follow the one way system by turning right and passing the over the river bridge. At the next set of traffic lights on the bridge turn right. At the end of the road, turn left to join the dual carriageway way. At the next set of traffic lights continue straight and approximately 400 yards after the lights the property can be found on the right hand side as indicated by our For Sale board.

Tenure

Freehold

Services

All mains
Council Tax Band B
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926



11/10/23, 11:44 AM

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

Energy performance certificate (EPC)		
14 Cowbridge Road Bridgend CF31 3DA	Energy rating D	Valid until: 3 July 2033 Certificate number: 2871-8177-8887-0308-0141

Property type: End-terrace house
Total floor area: 127 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-tenants-related-energy-the-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-tenants-related-energy-the-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

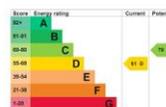
[See how to improve this property's energy efficiency.](#)

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 60



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.

