

hrt
herbert r thomas

113 Cowbridge
Road
Bridgend, CF31 3BD

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113 Cowbridge Road

Asking price **£245,000**

Situated in a convenient location within close proximity to Bridgend Town Centre, Junction 35 on the M4 and both primary and secondary schools is this charming bay fronted three bed semi-detached property with garage and off-road parking.

Bay fronted three bedroom semi-detached

Southside of Bridgend Town Centre

Close proximity to both Primary and Secondary Schools

Generous rear garden

Double width off-road parking

Garage

Viewings highly recommended



Situated on the south side of Bridgend in the catchment area for Oldcastle Primary School and Brynteg Secondary School is this charming three bedroom semi-detached property.

The property is entered via a PVCu double glazed door into an entrance hallway with original pattern tiled flooring, staircase to the first floor landing, PVCu double glazed window to side and doorways to the lounge, kitchen/diner and cloakroom. The lounge is a good size charming room with a PVCu double glazed bay window to the front elevation. The kitchen/diner has been fitted with a matching range of base and eyelevel units with squared top workspace over comprising; built-in oven and four ring gas hob with complimentary extractor hood and tiled splashback, stainless steel sink unit with Swanneck mixer tap, concealed cupboard for washing machine and an integrated fridge,

freezer. There is tiled flooring to the kitchen area with a double glazed PVCu window. The dining area is laid to carpet and has a double glazed PVCu window to the front. There is a doorway leading through from the kitchen to a rear porch with tiled flooring, PVCu double glazed window and PVCu double glazed door giving access to the rear garden.

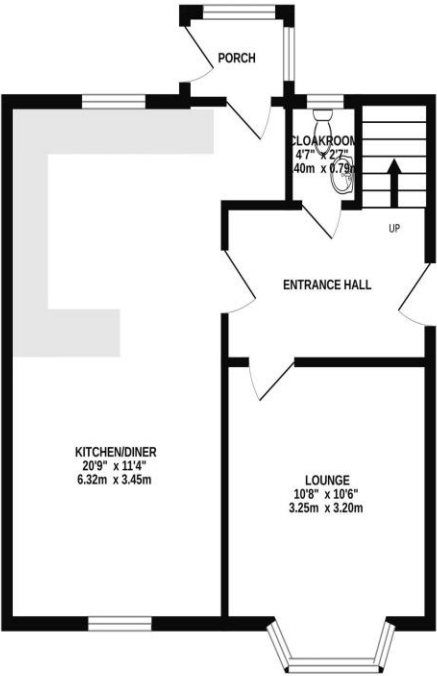
To the first floor landing there is a PVCu double glazed window to the side and doorways to all three bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; of bath with shower attachment over, vanity unit combination WC and wash handbasin. There is a PVCu double glazed window to rear, full height tiling to the wet areas and laminate flooring. Bedroom three has a PVCu double glazed window to the rear. The master bedroom is a double room with a double glazed PVCu window to the front. The second

bedroom is also a double room with a double glazed PVCu bay window to the front.

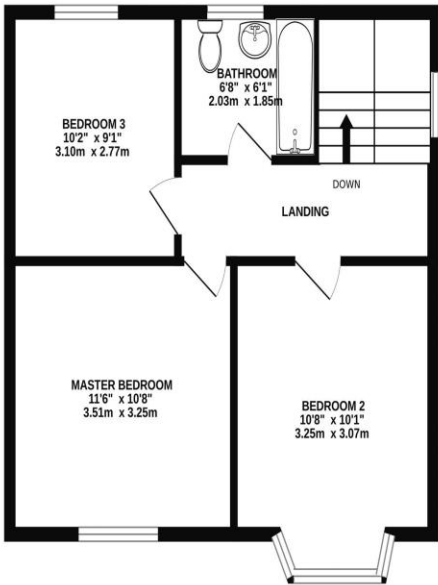
To the front of the property is a garden laid mostly to lawn with steps leading up to the front door. To the rear of the property is an enclosed large rear garden mostly laid to lawn with patio area and timber decked seating area with pathway leading to the off-road double width parking area and garage.

Viewings on the property are highly recommended to appreciate the location and accommodation on offer.

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (87.9 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, 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 where the property can be found on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band D

EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926



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

Energy performance certificate (EPC)																																						
113, Cowbridge Road Bridgend CF31 1HD	D	Valid until: 11 May 2036 Certificate number: 8608-3826-8122-3496-2503																																				
Property type		Semi-detached house																																				
Total floor area		92 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-estate-related-energy-efficiency-standard-landlord-guidance																																						
Energy rating and score																																						
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																				
See how to improve this property's energy efficiency		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.																																				
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>71-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>61-70</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>51-60</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>41-50</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>31-40</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td>1-30</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-101	A			81-90	B			71-80	C			61-70	D			51-60	E			41-50	F			31-40	G			1-30				For properties in England and Wales: the average energy rating is D the average energy score is 60
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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.