

**hrt**  
herbert r thomas

48 Springfield  
Gardens  
Bridgend, CF31 1NP

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## 48 Springfield Gardens

Asking price **£235,000**

A very well presented three bedroom detached bungalow found within a sought-after residential area of Bridgend, close to local amenities, hospital and within walking distance of Bridgend Town Centre.

Sold with no ongoing chain

A nicely presented and well maintained detached bungalow

Located within a sought-after area of Bridgend

Within walking distance of local amenities, hospital and Bridgend Town Centre

Convenient commuter access to junction 36 of the M4

Generous sized accommodation throughout

Front and rear landscaped gardens

Off-road parking for several cars plus detached single garage

Viewing is highly recommended









This very well presented three bedroom detached bungalow is found within a sought-after and quiet residential area of Bridgend. The property has been well maintained and offers good sized accommodation throughout with front and rear landscape gardens, off-road driveway parking and a detached single garage.

The property is entered via a PVCu and glazed panel door into a good sized entrance hallway with doors leading to the lounge/diner, kitchen, bathroom, cloakroom and bedrooms. The spacious lounge/diner is located to the front of the property and benefits from three PVCu glazed windows flooding the room with natural light. The L shaped design of the room allows for natural division between the lounge and the dining space with a continuation of the same carpet throughout and the room features ornate coving to ceiling. The well proportioned kitchen has been fitted with a matching

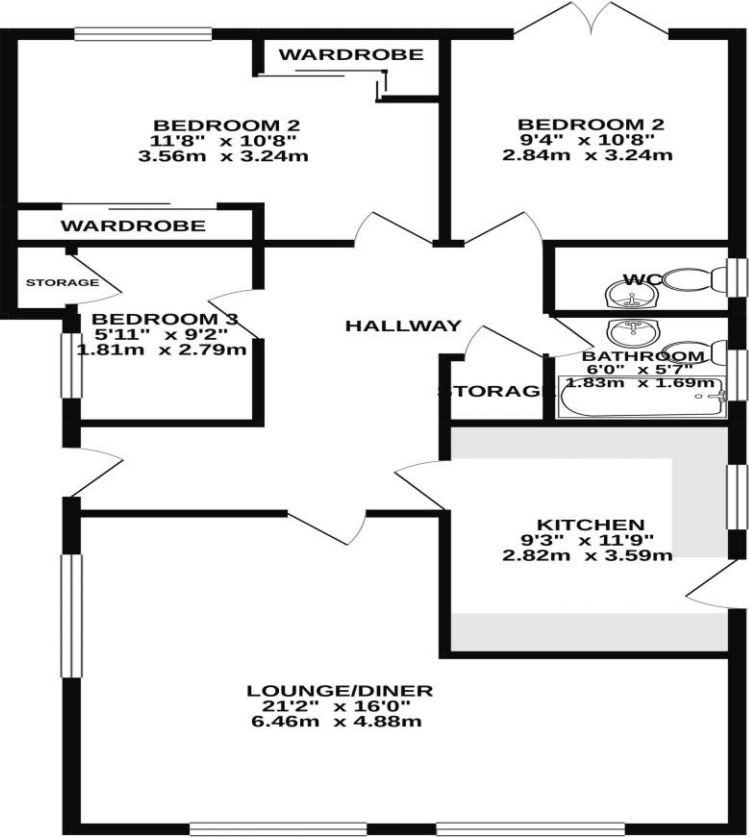
range of base and wall mounted units with a light coloured laminate worksurface over. Natural light is provided via a window to the side and a PVCu and obscure glazed door providing access to the side of the property. The flooring in the kitchen has been laid to a wood effect laminate and there is space in the kitchen for two white goods, fridge/freezer and space for cooker.

To the rear of the property the hallway leads to all three bedrooms, the family bathroom, a useful storage cupboard and a cloakroom. Bedroom one is a generous double bedroom with built in wardrobe storage to two walls. A window to the rear offers light and views of the garden and the floor has been laid to carpet. Bedroom two is also located to the rear of the property and is currently used as an additional sitting

room. It benefits from PVCu glazed patio doors providing light, access and views of the garden. Bedroom three is a comfortable single bedroom which offers a window to the side and benefits from a generous built in storage cupboard. Each of the bedrooms have been laid to carpet and feature ornate coving to ceiling. The family bathroom has been fitted with a matching three-piece suite comprising panel bath with an electric wall mounted shower over, pedestal wash hand basin and low level WC. There is an obscure glazed window to side, full height tiling to all walls, chrome heated towel rail, a built in corner storage cupboard and wall mounted mirrored vanity unit. The cloakroom has been fitted with a matching two piece suite comprising of low level WC and a compact wall mounted wash hand basin. There is an obscure glazed window to the side and the room further benefits from half height tiling to all walls.

Outside to the front of the property the garden area has been laid predominantly to sand stone chippings with a feature circular paved patio area. There is a concrete driveway providing off-road parking for several vehicles ahead of a detached single garage to the side of the property. The single garage benefits from an electric roller shutter door and benefits from electricity supply and lighting. There is a tall metal side gate leads into the rear garden from the driveway and there is a further wrought iron gate to the opposite side of the property providing access to the rear garden also. The garden to the rear has been nicely landscaped mainly to lawn and paved patio, with unique stepping stones laid within sandstone chippings. It features a glass greenhouse and a pedestrian door provides access into the garage from the garden.

**GROUND FLOOR**  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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 our office on Derwen Road, proceed North to join Nolton Street, bearing left as the road passes Wilkinsons and continue up the hill to the first set of traffic lights. At the traffic lights turn left to join Tremains Road. At the next set of traffic lights proceed forward and into the middle lane. At the next set of traffic lights continue straight ahead to join Coity Road and continue along this road for approximately 900 yards taking the fifth right-hand turning into Glynbridge Gardens. Continue ahead for approximately 300 yards where the property can be found on the right as indicated by our for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band E  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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

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AWAITING EPC

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