



herbert r thomas

1 Belmont Court,
Heol Canola
Sarn, Bridgend, CF32 9TY

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1 Belmont Court

Asking price **£170,000**

This beautifully presented three double bedroom town house is conveniently located close to local schools, amenities and vast common land. The property is one of three uniquely designed townhouses and offers spacious accommodation throughout.

Deceptively spacious three bedroom end of terrace townhouse

Convenient location close to local primary and secondary schools

Local shops and amenities within walking distance

Access to junction 36 of the M4 within a 5 minute drive

Two reception rooms and a well appointed fitted kitchen

Two double bedrooms to first floor plus master suite to second floor

Master suite with separate dressing area and ensuite shower room

Recently upgraded gas central heating system

Single garage with power supply

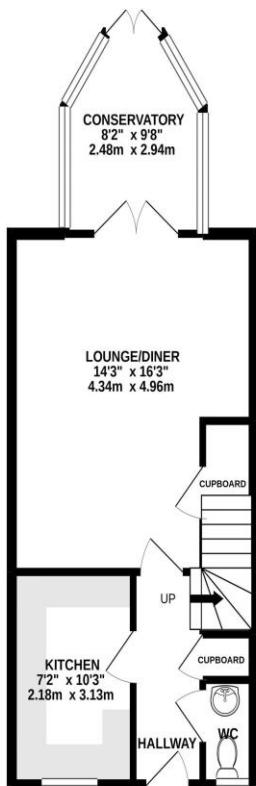
Viewings highly recommended



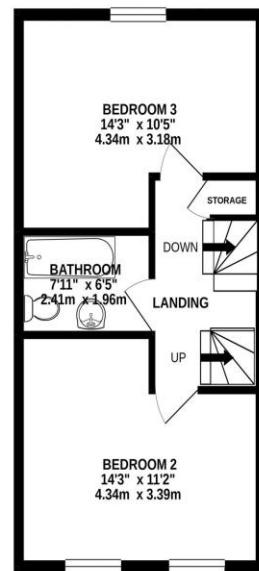


The property is entered via a PVCu and double glazed front door into an entrance hallway, with stairs leading up to the first floor and doorways giving access to a useful ground floor cloakroom, storage cupboard, kitchen and the lounge/diner. The lounge/diner is situated at the rear of the property and has recently had new flooring installed with a 25 year warranty. The large L-shape design allows for plenty of space to house a large dining table and chairs along with lounge furniture. There is access to a generous sized under stairs storage cupboard and the room is flooded with natural light via wooden and glazed panel ornate doors giving access into the conservatory. The conservatory has a pitched roof and a dwarf wall. It benefits from the continuation of the same flooring as the lounge/diner, central heating and provides access into the enclosed rear garden via PVCu double glazed doors. The kitchen has been cleverly designed to provide ample worksurface space as well as housing many integrated appliances. It has been fitted with a range of contemporary white gloss base and wall mounted

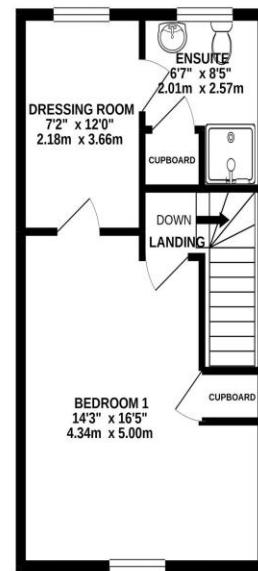
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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units. Integrated appliances include; dishwasher, fridge and freezer, washer/dryer and a built in electric oven and microwave. A recently upgraded boiler is also housed within a unit. There is a PVCu double glazed window to the front and recess spotlights above the wall unit. Across the hallway is a good size storage cupboard and the useful ground floor cloakroom. The cloakroom has been fitted with a white two piece suite comprising; low level WC and wall mounted wash hand basin with vanity unit below.

To the first floor the landing gives access to two good sized double bedrooms, a storage cupboard and the family bathroom. The first of the bedrooms is located to the front of the property. There are two PVCu double glazed windows to front providing views and natural light. A large selection of free standing modern wardrobes will remain. The second double bedroom is located at the rear of the property and features one PVCu double glazed window providing

light and views of the rear garden. The family bathroom has been fitted with a white three piece suite comprising; low level WC, panel bath and a wall mounted wash hand basin. There is half height tiling to the wet areas and an extractor fan.

To the second floor is the master suite. This deceptively spacious room provides a sleeping area with a doorway leading into a separate dressing room and ensuite. Within the bedroom there is an airing cupboard and ample room for low rise furniture. Into the dressing room, free standing contemporary wardrobes line the wall with a doorway opposite giving access into the ensuite. The ensuite has been fitted with a white three piece suite comprising; wall mounted wash hand basin, low level WC and a large shower cubicle with glazed door and a mains power shower fitted. Within the ensuite is a further airing/storage cupboard.

Outside to the front of the property is a paved pathway flanked by ornate stone chippings leading from the shared driveway to the front door. The rear garden is fully enclosed by a high wall with a wooden access gate to the single garage beyond. The rear garden is low maintenance and has a raised decked corner patio area with the remaining garden being laid to grey slate stone chippings. The single garage is the first in the row of three, closest to the property and benefits from power supply. The shared driveway leads to the garage and additional parking space.

Viewings on this property are highly recommended to fully appreciate the overall size of the accommodation on offer and its convenient location.





Directions

From junction 36 of the M4, follow signs for the A4061 Bryncethin. Proceed along this road taking the first left hand turning onto Heol Canola ahead of Bryncethin Primary School. Take the first left hand turning onto Park Place and then immediately left again to drive past the dental surgery. The property has a visitors parking area behind.

Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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1/12/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)



Property type
end-terrace house

Total floor area
116 square metres

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 letting properties with an energy rating of F or G at www.gov.uk/government/publications/energy-efficiency-rules-for-letting-houses.

Energy efficiency rating for this property

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

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

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