



herbert r thomas

2 Lon Y Coed,  
Bridgend, CF31 4UA  
[hrt.uk.com](http://hrt.uk.com)



# 2 Lon Y Coed

Asking price **Offers in**

**Excess of £199,950**

Situated in a pleasant cul-de-sac location in the popular Cefn Glas development with close proximity to shops, primary and secondary schools is this well presented three bedroom semi-detached property with conservatory, southerly facing rear garden and ample off road parking.

- Three bedroom semi-detached
- Southerly facing rear garden
- Generous off road parking
- Two reception rooms
- Close proximity to popular primary and secondary schools
- PVCu double glazing
- Gas central heating
- Viewings highly recommended





Situated in a pleasant cul-de-sac in the popular Cefn Glas development with a southerly facing rear garden is this well presented, three bedroom, semi-detached property.

The property is entered via a composite double glazed door flanked by window into an entrance hallway with vinyl flooring, staircase rising to the first floor landing, door to generous storage cupboard and doorway to lounge. The lounge has coving to ceiling a PVCu double glazed window to front, bamboo solid wood flooring, feature fireplace with electric fire and open plan access to the dining room. The dining room has a continuation of the bamboo flooring, coving to ceiling, PVCu glazed window to rear and sliding door to the kitchen.

The kitchen has been fitted with a matching range of base and eyelevel units with square rolltop workspace over. There is a sink unit, built-in oven, four ring gas hob with a glass splashback and complimentary extractor hood, plumbing and space for appliance, space for fridge/freezer, vinyl flooring, tiled splashback, coving to ceiling, front bay window and PVCu double glazed door to the conservatory. The conservatory is of PVCu double glazed construction with a polycarbonate roof, the floor is laid with vinyl and there are two doors to the rear. Upstairs to the first floor landing there is a PVCu obscure double glazed window to side, loft inspection point, door to storage cupboard and doors to the three bedrooms and family shower room. The shower room has been fitted with a three-piece suite comprising; corner shower unit with electric shower, vanity unit wash hand basin

and low-level WC. There is a chrome heated towel rail, vinyl flooring, full height tiling to walls and a PVCu obscure double glazed window to rear. Bedroom three is a single room with a PVCu double glazed window to front, coving to ceiling, bamboo flooring and door to useful storage cupboard. Bedroom two has a PVCu double glazed window to rear, useful storage cupboard and coving to ceiling. The master bedroom is laid to bamboo flooring and has a PVCu double glazed window to front, coving to ceiling and built-in double storage cupboard. To the front of the property is a garden laid to tarmac providing ample off-road parking. To the rear of the property is an enclosed southerly facing garden laid to patio and has a timber decked seating area. Viewings on the property are highly recommended to appreciate the great condition and location on offer.





## Directions

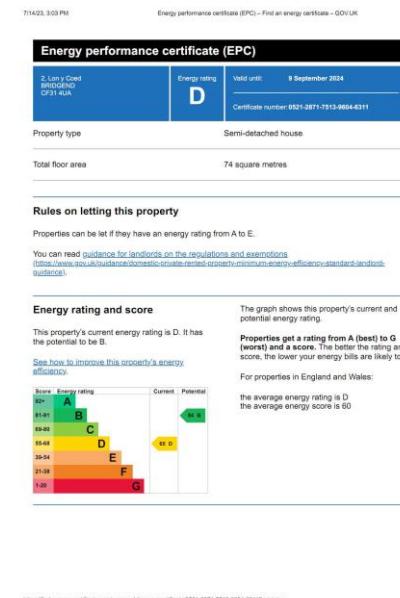
From Bridgend Town Centre take the A437 (Park Street) towards Porthcawl, just before the first set of traffic lights, in the dip, take the turning right onto Heol y Nant. At the end of the road take a left turn onto Llangwydd Road then the second right onto Shakespeare Ave. Continue up the hill until you reach a crossroads, follow Barnes Avenue until you come to Lon Y Coed, the property will be found on the right hand side as indicated by a for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band C  
EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

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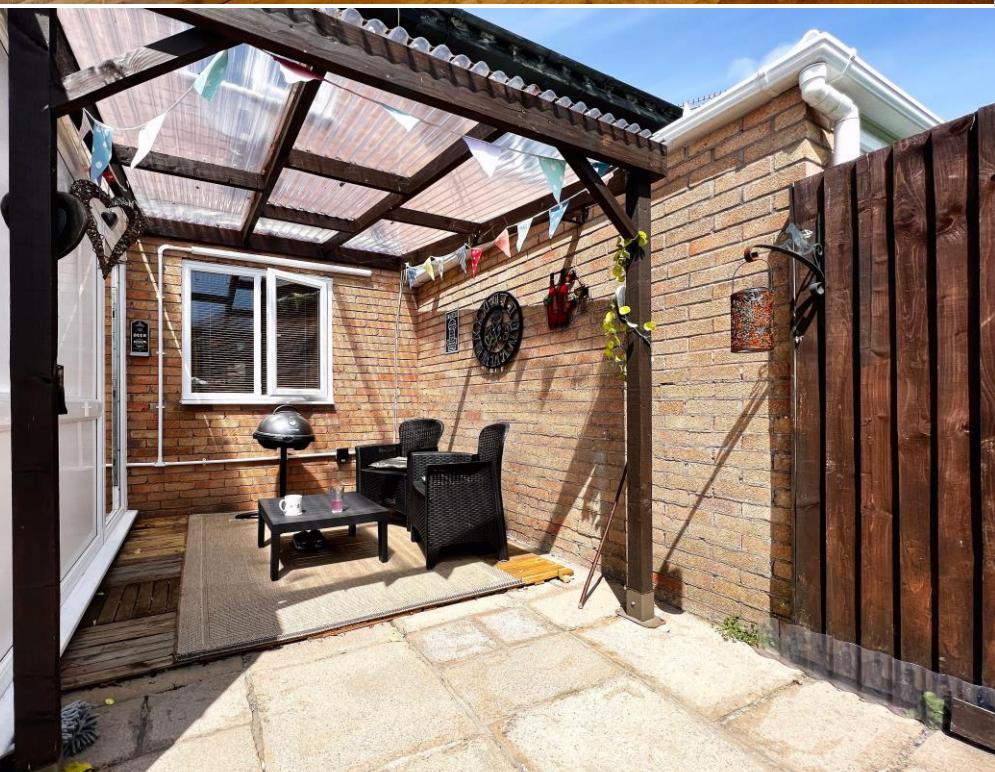
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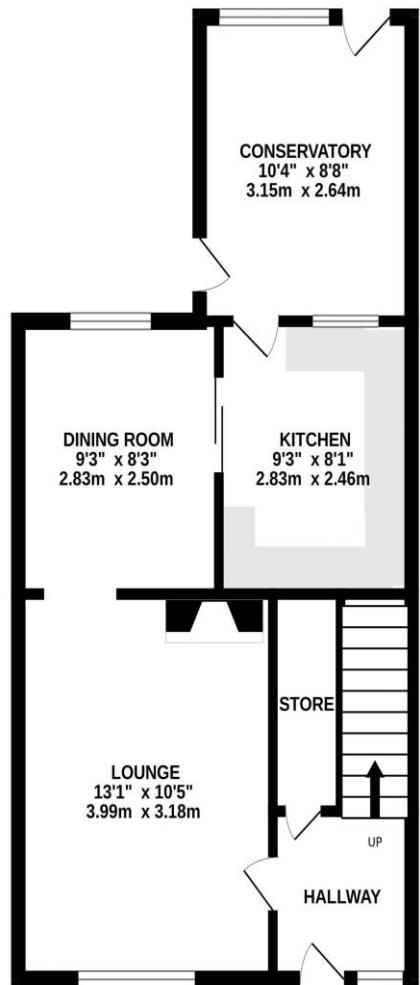
**hrt** Est. 1926

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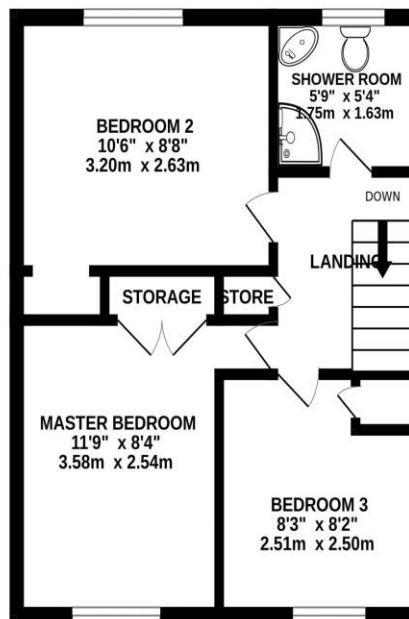
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GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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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