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herbert r thomas

2 Lon Y Coed,
Bridgend, CF31 4UA
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





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.





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 Llangewydd 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

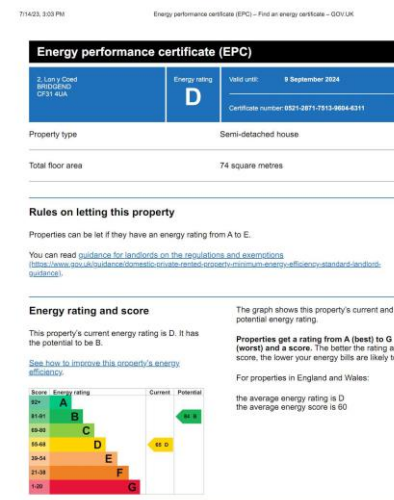
Viewing strictly by appointment through
Herbert R Thomas

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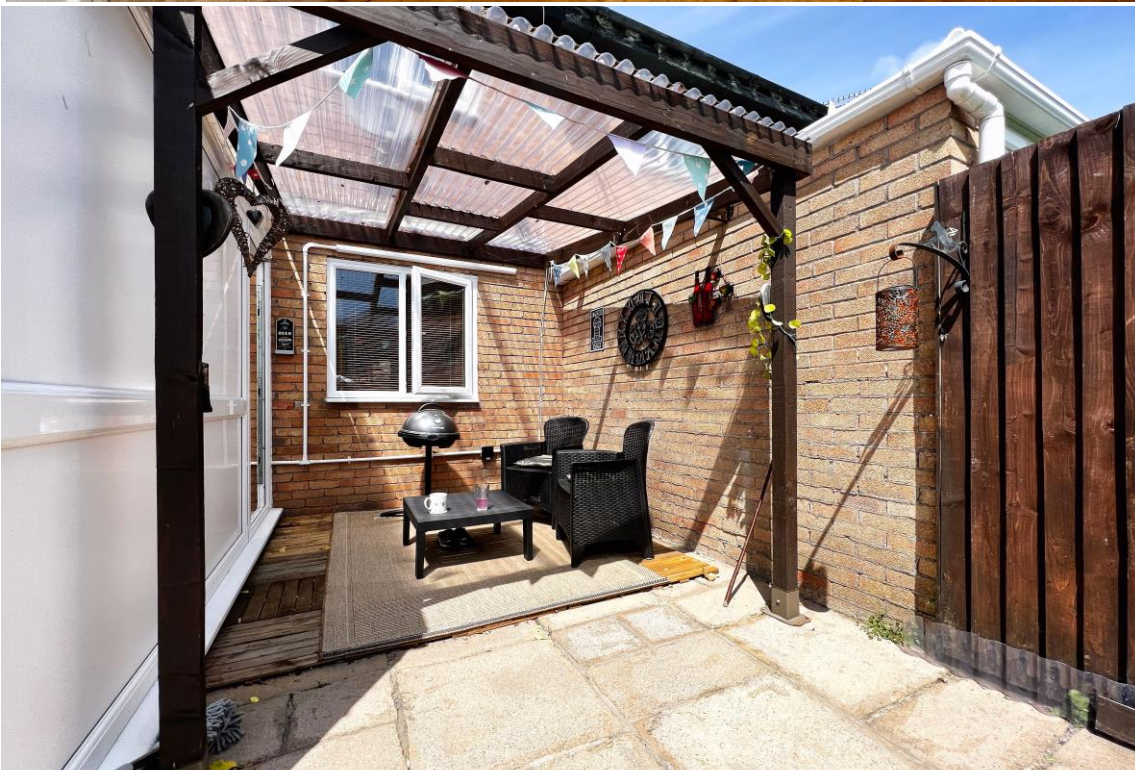
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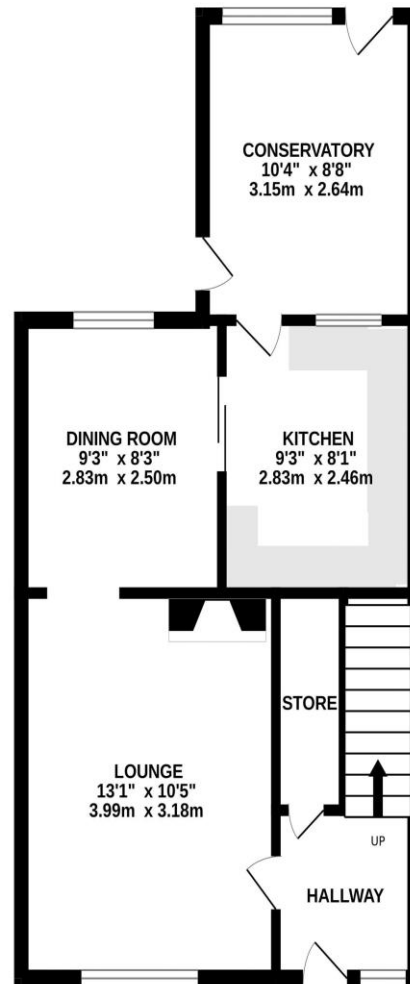
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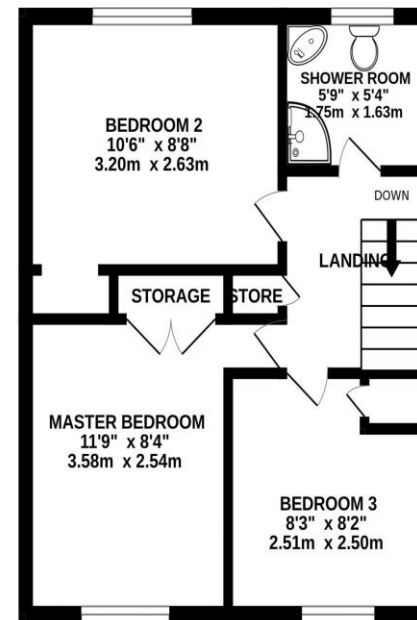
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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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