



herbert r thomas

49 Garfield Avenue
, Bridgend, CF31 1QA

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49 Garfield Avenue

Asking price **Guide Price**

£220,000

An extended three bedroom semi-detached property, offering beautifully presented and maintained accommodation throughout, situated in a sought-after and convenient location.

Extended three bedroom semi detached property

Highly sought-after and convenient location

Generous sized living accommodation

Southerly facing rear garden

Off-road parking to front plus detached garage at rear

Well presented and maintained accommodation throughout

An Open Plan kitchen/dining/living room flooded with the light from lantern style roof light

Utility room and ground floor cloakroom

Three bedrooms to 1st floor and family bathroom

Potential to convert attic, subject to relevant, planning permission



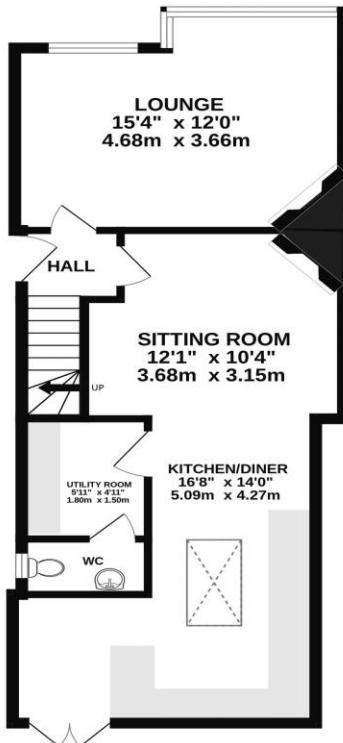


This well presented semidetached family home is situated in a highly sought-after location with quick and easy access to junction 36 of the M4, the Princess of Wales Hospital and Bridgend Town Centre. It benefits from off-road parking, a southerly facing rear garden and a single garage. The accommodation briefly comprises of an entrance hall with stairs to 1st floor landing, laminate flooring and doorways to the lounge and sitting room. The lounge has windows to front, a fitted picture rail, coving to the ceiling and a gas, real flame colour effect fire set on a natural stone ornate fireplace. The sitting room has a solid fuel burning stove set within a tiled Inglenook fireplace with flagstone hearth and is open plan to the kitchen/dining room. The kitchen/dining room is a light and airy space

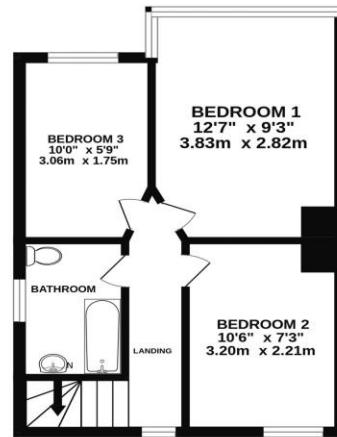
fitted with a matching range of base and eyelevel units. There are French doors, splashback tiles, a window overlooking the rear garden, lantern style skylight, range cooker with fitted extractor fan over, space for a fridge/freezer and a doorway to the utility room. The utility room has been fitted with a matching range of base and eyelevel units housing the Baxi gas fired central heating boiler. There is plumbing in place, space for a washing machine and tumble dryer and a doorway to the cloakroom. The cloakroom has an obscure double glazed window to the side and has been fitted with a two piece suite comprising; close coupled WC and wash hand basin. The first floor landing has a window to the rear, loft inspection point and doorways to all bedrooms and family bathroom. Bedroom

one is a double room with a large window to the front. Bedroom two is another double room with a window to the rear overlooking the garden. Both bedrooms have fitted picture rails. Bedroom three is a single room with a window to the front and is currently used as a dressing room. The family bathroom has been fitted with a three piece suite comprising; panel bath with electric shower over, close coupled WC and wash hand basin. There is an obscure glazed window to the side, vinyl flooring and full ceramic tiling to the walls. Outside to the front of the property is a paved driveway offering parking space for 2/3 vehicles. To the rear of the property is a southerly facing garden laid mostly to lawn with flagstone patio. There is a detached single garage with a single up and over door, doorway into garden and benefits from power, lighting and has a mechanics pit.

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 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 is for general guidance only and should be used as such by any prospective purchaser. The plans, site, specification and appendices should not have been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Junction 36 of the M4 travel south signpost to Bridgend, proceed over to roundabouts and take the second right-hand, turning onto Garfield Avenue. Number 49 will be found on the left hand side after approximately 100 yards.

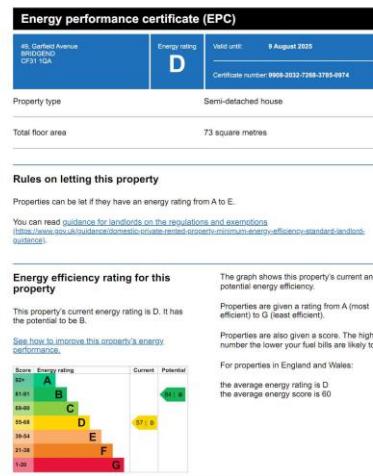
Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating D

2/5/23, 12:44 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



<https://find-energy-certificates.service.gov.uk/energy-certificate/9908-2023-7268-3795-0974/print/true>

Viewing strictly by appointment through Herbert R Thomas

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