



hrt
herbert r thomas

11 New
Candlestone
Bridgend, CF31 5DX

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Asking price **£179,950**

Well proportioned two-bedroom property on the highly sought-after Broadlands development

Highly sought-after Broadlands development

Ideal for first-time buyers or investors

Well-proportioned two-bedroom home with practical layout.

Off-road parking plus additional allocated space for convenience.

Low-maintenance enclosed garden with patio and chippings.

Bedrooms with built-in storage

Bright lounge with French doors to garden

Close to local schools, shops, and amenities

Excellent access to Bridgend town centre and transport links





Located in the highly sought-after Broadlands development, this well-proportioned two-bedroom property is offered to the market with no onward chain, making it an ideal choice for first-time buyers or investors. The home benefits from off-road parking, a low-maintenance enclosed garden, and bedrooms with built-in storage. Perfectly positioned close to local schools, shops, and amenities, with excellent access to Bridgend town centre, this property represents a fantastic opportunity in a prime location.

The property is entered via a part-glazed UPVC door into a welcoming entrance hallway, with doors to the WC and lounge. The WC comprises a two-piece suite with low-level WC and wash hand basin. The lounge forms the heart of the home, an impressive reception space laid to recently laid carpet, with French doors opening to the rear garden and allowing ample natural light. A staircase rises to the first-floor landing, and a doorway leads through to the kitchen. The kitchen is fitted with a matching range of base and eye-level units with rolled worktop surfaces, a stainless steel sink with mixer tap, built-in oven, four-burner gas hob with extractor fan above, and

splashback tiling. The kitchen also houses the Worcester combination boiler and features vinyl flooring and a UPVC window to the front.

To the first floor landing, it includes a loft inspection point, useful airing cupboard, and doors to two bedrooms and the bathroom. The main bedroom is a generous double, carpeted, with a built-in double wardrobe and UPVC window overlooking the rear garden. Bedroom two is a well-proportioned single, offering versatility as a home office or dressing room, and benefits from a built-in storage cupboard. The

bathroom comprises a three-piece suite with low-level WC, pedestal wash hand basin, and panelled bath with overhead shower. Fully tiled wet areas and an obscure glazed window to the front complete the space.

To the front of the property offers an allocated parking space with a pathway leading to the entrance, plus an additional allocated parking bay in a communal parking area to the rear. The rear garden is fully enclosed and designed for low maintenance, laid mainly to chippings with patio areas and a pleasant green outlook beyond.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From Derwen Road turn left onto Boulevard De Villenave D'Ornon (A4061) at the roundabout take 1st exit onto Tondy Rd (A4063). Take first right onto Park St (A473), continue to traffic lights and turn left. At the second roundabout take the 3rd exit then turn right onto Pant Gwyn and then take your first left. Follow the road around and take a right onto New Candelstone. At the end of the road take a left and the property will be located on the right hand side as indicated by our for sale

Viewing strictly by appointment
through Herbert R Thomas

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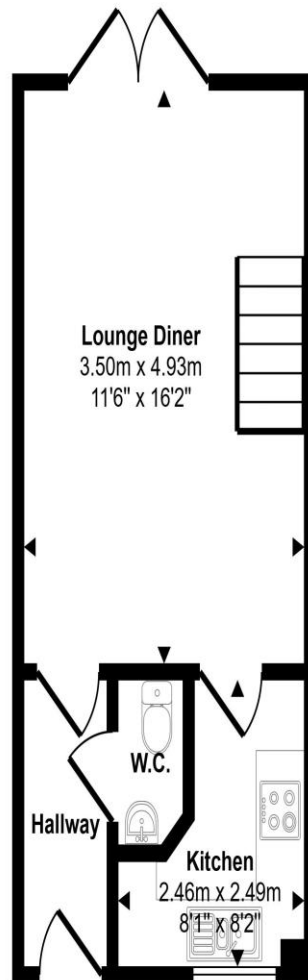
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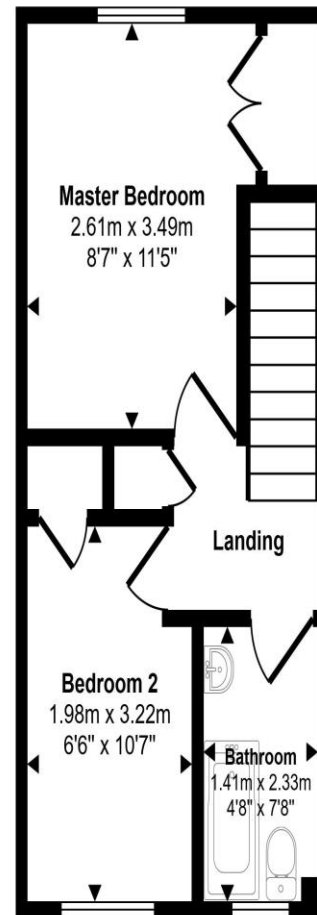
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
54 sq m / 582 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft



First Floor
Approx 27 sq m / 291 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

