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101 Glynbridge  
Gardens  
Bridgend, CF31 1LW

# 101 Glynbridge Gardens

Asking price **£254,000**

Presented to the highest of standards is this immaculate two bedroom detached bungalow located on the sought-after Glynbridge Gardens, which enjoys great proximity to the Princess of Wales Hospital. Bridgend Town

Built in 2000 and highly improved by the current owners

Generous two double bedroom detached bungalow

Close proximity to Bridgend Town Centre, junction 36 of the M4 and Princess of Wales Hospital

Highest of internal standards throughout

South-westerly facing rear garden

Generous off-road parking

Garage

Viewings highly recommended





Built in the year 2000 and highly improved by the current owners this immaculate two double bedroom detached bungalow, located on the sought after Glynbridge Gardens estate, enjoying close proximity to Bridgend Town Centre, junction 36 of the M4 and the Princess Wales Hospital.

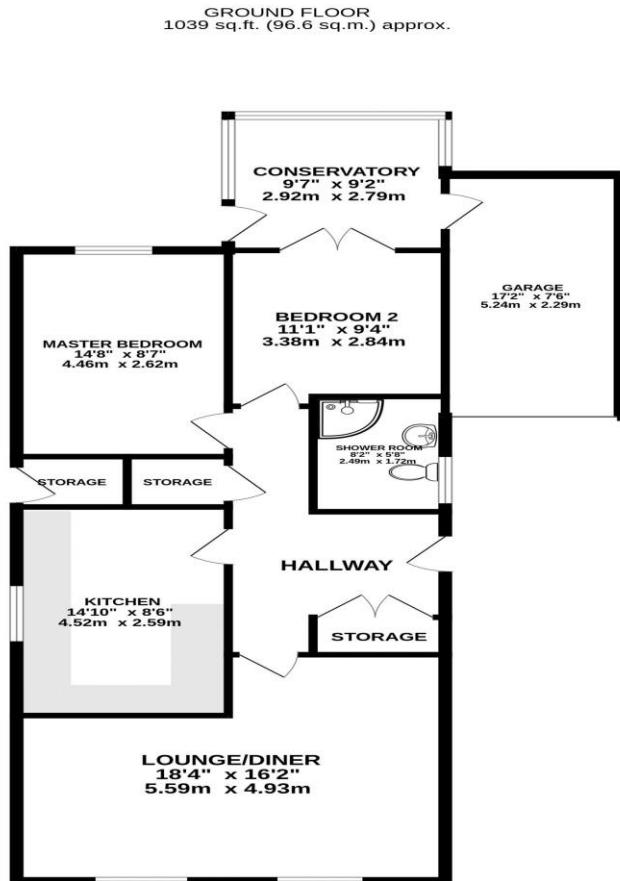
The property is entered via a composite and double glazed door into an entrance hallway with generous double storage cupboard, airing cupboard with slatted shelving, laminate flooring, loft inspection point with drop down ladder and doorways to all rooms. The lounge/diner is

a generous space with twin PVCu double glazed windows to front and coving to ceiling. The kitchen has been fitted with a matching range of base and eyelevel units with square top workspace over units and underlighting. There is plumbing and space for appliance, space for fridge/freezer, built-in oven with four gas hob and complimentary extractor hood over, 1 1/2 bowl sink unit with swan neck mixer tap, tiled splashbacks, laminate flooring, coving to ceiling with recessed spotlights and a PVCu double glazed window and door to the side. The shower room has been refitted with a generous rain fall shower double

cubicle, vanity unit, wash hand basin and close coupled WC. There is a chrome effect heated towel rail, tiled flooring, full height tiling to all walls, PVCu double glazed window to side, coving to ceiling, recessed spotlights and ceiling extractor fan. The master bedroom is a generous double room with PVCu double glazed window overlooking the southerly facing rear garden. The second bedroom is another double room with coving to ceiling and double patio doors leading out to the conservatory. The conservatory which is of PVCu double glazed construction with glass roof has a wall mounted radiator, PVCu double glazed door to the garden and a further PVCu double glazed door giving access to the garage. Outside to the front of the property is a large open plan block paved driveway, providing ample off-road parking ahead of the garage.

To the rear of the property is an enclosed southerly facing garden enclosed by brick walling and timber panel fence, laid to patio seating area.

Viewings on the property are highly recommended.



**TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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 mistake. The 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 operational efficiency can be given.  
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## Directions

From our office on Derwen Road, head south towards Nolton Street and follow the road as it bears left around Wilkinsons. Continue up the hill to the set of traffic lights. At the traffic lights, turn left and continue straight down the hill and straight through a set of traffic lights onto Coity Road. Take the 4th right into Glynbridge gardens where the property will be found down the hill on the right hand side as indicated by our for sale board.

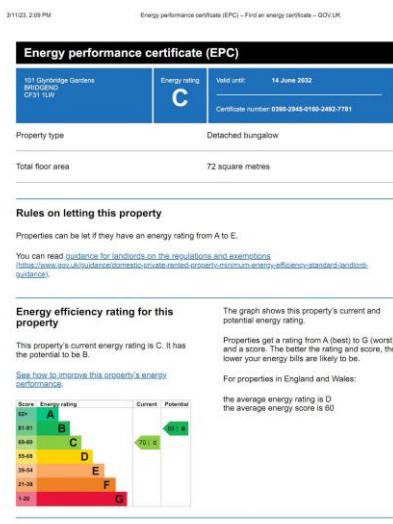
## Tenure

Freehold

## Services

Council Tax Band D

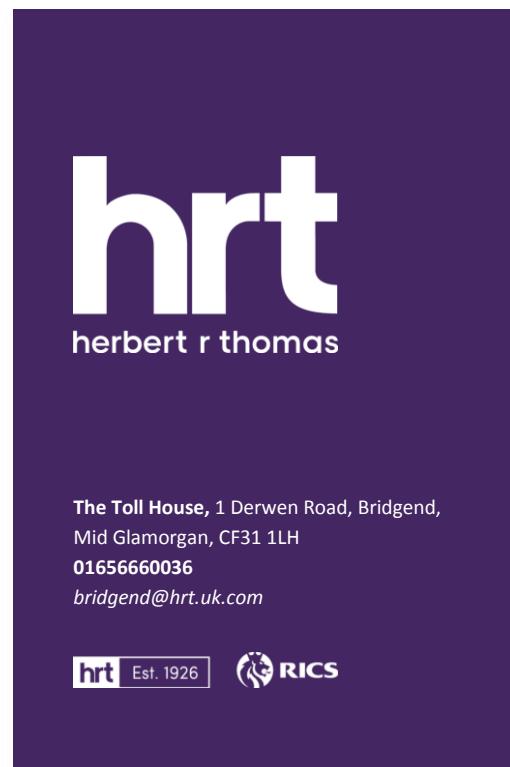
EPC Rating C



<https://find-energy-certificates.service.gov.uk/energy-certificate/0390-2945-0160-2492-7781?reference>

Viewing strictly by appointment through Herbert R Thomas

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 RICS

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.

