



herbert r thomas

6 Willesden Road
, Bridgend, Bridgend, CF31
4RE

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6 Willesden Road

Asking price **£175,000**

A three bedroom semi-detached family home, situated on a corner plot is offered to the market for the first time since its construction.

Three bedroom semi-detached family home

Corner plot with gardens to front side and rear

Potential to extend, subject to relevant planning permission

Offered to the market for the first time since its construction

Vacant possession, and no one going chain

Extremely well maintained but in need of decorative updating

Off-road parking and single garage

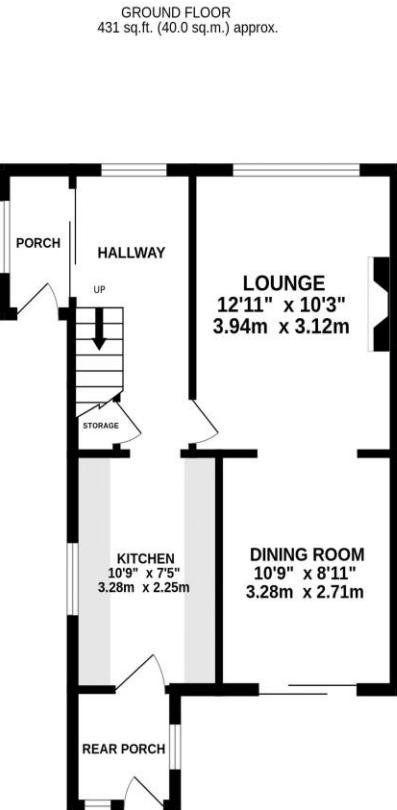
Viewings highly recommended





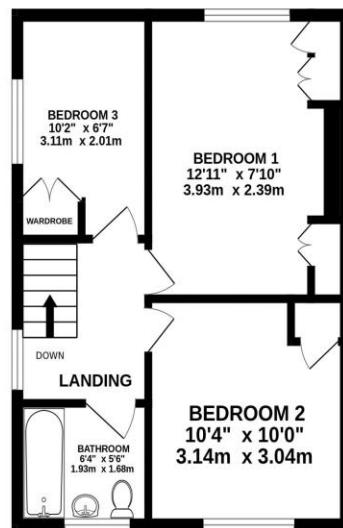
This three bedroom semi-detached family home has been lovingly maintained by just one owner since it was first built. It is offered to the market with vacant possession and no ongoing chain and viewings are highly recommended. It is situated on a corner plot within the Cefn Glas area of Bridgend and holds potential to extend subject to relevant planning permission.

The accommodation briefly comprises of an entrance porch with obscure glazed window to side and sliding doors leading into the entrance hall. The hallway with window to front has stairs rising to first floor with under stairs



storage cupboard. The lounge with picture window to front overlooking the lawn and garden has a gas fire with display mantle and shelving around. An open double doorway leads through to the dining room, which has patio doors leading out to a paved patio. A serving hatch from the dining room and open doorway from the hall lead into the kitchen with window to side aspect. A fitted range of base and wall mounted units with marble effect rolltop worksurfaces, with full splashback tiling to walls. There is an integrated double oven, four ring halogen hob with cooker hood over and double drainer sink unit. Beyond the kitchen is a rear porch/utility room

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



with space and plumbing for washing machine, space for fridge/freezer, pedestrian door, window to rear and full tiling to walls.

The first floor landing with window to side has a loft inspection point and doorways to all bedrooms and the shower room. Bedrooms one and two are both comfortable double bedrooms. Bedroom one is located at the front of the house and has fitted wardrobe and chest of drawer units. Bedroom two is located at the rear of the property and has a built-in airing cupboard housing, a hot water tank. Bedroom three is a single bedroom with window to side and built-in wardrobes and cupboards. The family shower room has a double shower cubicle with electric shower fitted and Perspex panelling to walls, low-level WC and pedestal wash handbasin.

Outside to the front of the property is a lawn and garden with mature shrub borders. To the side is a low maintenance, ornate gravel laid garden. To the rear of the property is a paved terraced courtyard garden with off-road parking on a tarmac paved driveway for two vehicles ahead of a detached single garage.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bridgend Town Centre proceed up Park Street which follows on to Bryntirion Hill. At the set of traffic lights, turn right onto Bryngolau. Proceed along this road for approximately half a mile taking the fourth left onto Willesden Road.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

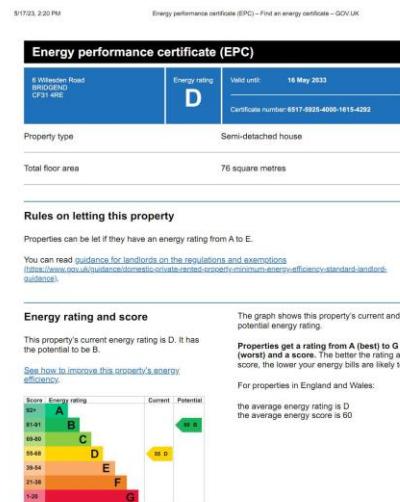
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 **RICS**



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.

