



hrt

herbert r thomas

9 Wyndham
Crescent
Bridgend, CF31 3DW

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9 Wyndham Crescent

Asking price **£380,000**

Situated on the sought-after Wyndham Crescent is this detached four bedroom property with plenty of character and original features.

Sought after location

Four bedroom detached property

Tons of character and original features

Impressive garden plot

Bathroom and shower room

Walking distance to local school, shops and amenities

Garage

Outbuildings

No ongoing chain

Viewings are highly recommended





Within close proximity to local school, shops and amenities is this this four bedroom detached character property and the popular Wyndham Crescent.

The property is entered via partly glazed aluminium door into entrance hallway that has a staircase rising to the first floor landing, large double glazed UPVC window to front, double glazed stained glass window side and doorways to the study, lounge and kitchen. The lounge is an impressive sized room with feature fireplace, a large double glazed window to front and archway to the sunroom. The sunroom has large double glazed sliding doors to rear with stunning views across the garden. The study is a generous space and multifunctional room with a large double glazed window to front. The kitchen has been fitted with a matching

range of base and eye level units with worktop above. There is a sink with one mixer tap, built-in cooker, four ring electric hob with the extractor fan overhead, splashback tiling and a partially glazed door to the utility room. The utility room is an impressive sized room with space for two appliances, worktop surfaces, storage cupboards, large window to rear, partially glazed door giving access to the garden and door to cloakroom. The cloakroom has been fitted with a two piece suite comprising of a low-level WC and basin with half height tiling to walls.

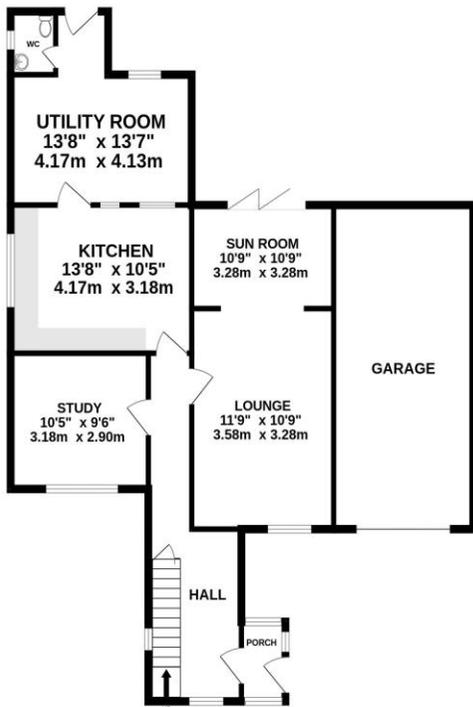
To the first floor landing there is loft inspection point and doorways to all four bedrooms, family bathroom and shower room. The master bedroom is a good

sized double room with double glazed windows front and rear and picture rail. The second bedroom is another good sized double room with double built-in wardrobe space and double glazed window to side and rear with views out to the garden. Bedroom three is another good sized double room with a double glazed window to front, picture rail and high skirting boards. Bedroom four is a single room with a double glazed window to side and built-in storage cupboard. The shower room/wet room is fully tiled walls with shower over head. The bathroom has been fitted with a three piece suite comprising of a low level WC, built in wash hand basin with storage beneath and panel bath. There is half height tiling to walls in wet areas and an obscure glazed window to side.

To the front of the property is a small front garden, patio and drive providing off-road parking ahead of the tandem garage with electric door, vehicle inspection pit and workshop to rear. To the rear of the property is a fully enclosed garden on an impressive plot with mature shrubs, patio areas and lawn. There is a greenhouse towards the end of the garden and outbuildings.

Viewings are highly recommended to appreciate the offer in hand.

GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.5 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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Directions

From junction 35 of the M4, travel South along the dual carriageway signposted Bridgend. Proceed over two roundabouts. At the third roundabout, take the A48 signposted Porthcawl, travel over the next roundabout, at the second roundabout take the right hand turning signposted Bridgend town centre, after passing Brynteg Comprehensive School on the left handside, take a right hand turning onto Wyndham Crescent where the property can be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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AWAITING EPC

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.



