



hrt
herbert r thomas

21 Restway
Gardens
Bridgend, CF31 4HY

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21 Restway Gardens

Asking price **£119,950**

A rare opportunity to purchase a two double bedroom semi-detached freehold property in the peaceful Restway Gardens retirement community within the historic Newcastle area of Bridgend.

Peaceful retirement location

Situated within a historic area of Bridgend, close to the town centre

Spacious accommodation

Lounge, kitchen/diner and cloakroom to ground floor

Two double bedrooms and shower room to first floor

Assistance alarms fitted

Communal and secluded gardens

Residents' parking area

Viewing highly recommended





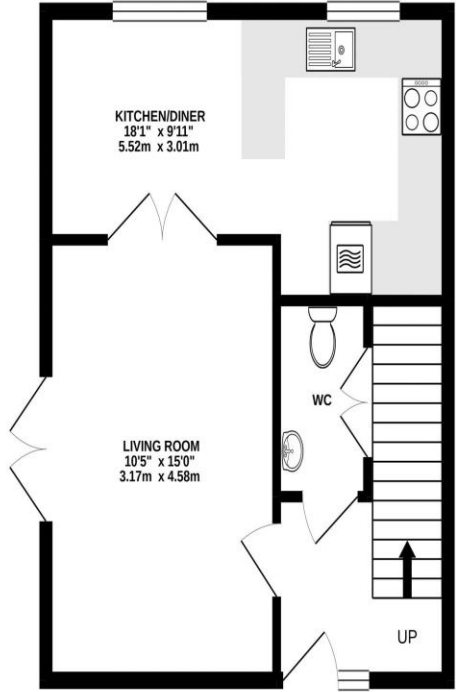
Restway Gardens is a complex of well-constructed properties offering peaceful and well-proportioned accommodation for those aged 55 years and over. The property is one of twenty-four units standing in the grounds of the old arboretum of Newcastle House, having mature trees and an attractive woodland setting. The location is close to a designated conservation area and is conveniently located for Bridgend town centre. The property on offer is the last semi-detached house to the right of the development and is bordered by gardens on two sides. It is uPVC double-glazed and has Economy 7 electric storage heating throughout. A part-covered walkway gives access through the front door into a carpeted entrance hall with stairs to the first-floor accommodation and doorways to the lounge and cloakroom. The good-sized lounge is carpeted and flooded with natural light through the double-glazed French doors which open onto the

patio area. Wooden and glass-panelled double doors give access to the kitchen/diner. The carpeted dining area is spacious and has a double-glazed window to the rear. The kitchen/diner is naturally divided by a countertop. The kitchen has tiled flooring and has been fitted with a modern range of light wood-effect base and wall-mounted units, with a rounded edge work surface, a four-ring induction hob, a mid-level accessible electric oven and space for a fridge/freezer, washing machine and drier. A double-glazed window above the sink provides views to the rear. A spacious ground-floor cloakroom has linoleum flooring and is fitted with a wall-mounted wash-hand basin, WC and heated towel rail. The cloakroom gives access to a large walk-in under stairs storage cupboard.

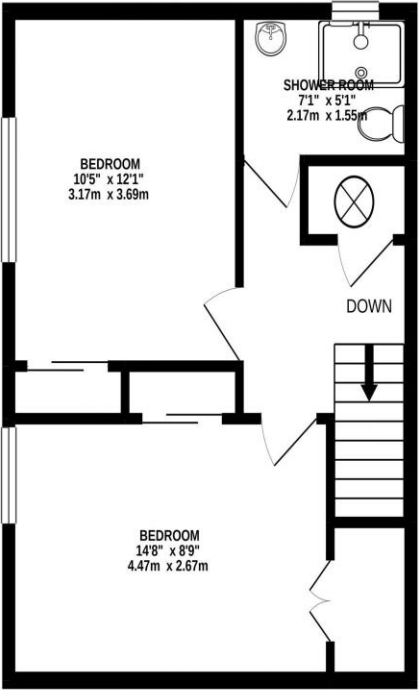
The carpeted first-floor landing gives access to both bedrooms, a modern shower room and a generous airing cupboard housing a hot water tank and immersion heater. There is also a loft access point from the landing. The two carpeted bedrooms are both well-proportioned double rooms featuring generous built-in storage and views of the rear garden through double-glazed windows. The shower room has recently been upgraded and features a contemporary white suite, comprising WC, wash hand basin with vanity unit below, a large shower cubicle with electric shower, heated towel rail and linoleum flooring. The walls are fitted with Perspex panels and there is a frosted double-glazed window to the rear. Assistance alarm pull cords are fitted in the lounge, kitchen/diner, cloakroom, hall, bedrooms and shower room. Outside, to the front of the property, a paved pathway from the residents' parking area leads up to the front door via a shallow slope. To the side and rear of the property are established secluded gardens which are mainly laid to lawn. Maintenance of the grounds, exterior and windows is included in the monthly service charge, along with buildings insurance, communal exterior lighting and assistance alarm service.

Viewing of this property is highly recommended to fully appreciate the size of the accommodation and its secluded location within communal grounds.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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 Bridgend Town Centre proceed up Park Street, turning right onto St Leonards Road. Proceed to the top of the hill and at the T junction turn right onto West Road. Follow West Road bearing left passing the castle and taking the first left hand turn onto Restway Gardens where number 21 will be indicated by our for sale board.

Tenure

Freehold

Services

Water & Electric
Council Tax Band C
EPC Rating

Energy performance certificate (EPC)

21 RESTWAY GARDENS BRIDGEND CF31 4HY	Energy rating D
Valid until 26 September 2030	Certificate number 2257-2000-5201-5565-2204

Property type
Semi-detached house

Total floor area
80 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Viewing strictly by
appointment through
Herbert R Thomas

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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.

