

An aerial photograph of a residential property. The house is a two-story building with a grey and white facade and a dark tiled roof. It features a large white conservatory with a glass roof. The property is situated on a hillside, with a large, somewhat overgrown garden in the foreground. A green shed is visible in the garden. In the background, other houses and a road with parked cars are visible.

**hrt**  
herbert r thomas

165 Bridgend Road  
Aberkenfig, Bridgend, CF32  
9AD

[hrt.uk.com](http://hrt.uk.com)

## 165 Bridgend Road

Asking price **£200,000**

Situated in a popular Aberkenfig area, is this well presented four bedroom townhouse with a large garden.

Impressive garden

Four bedrooms

Conservatory

Close proximity to local schools and shops,

Viewings are highly recommended

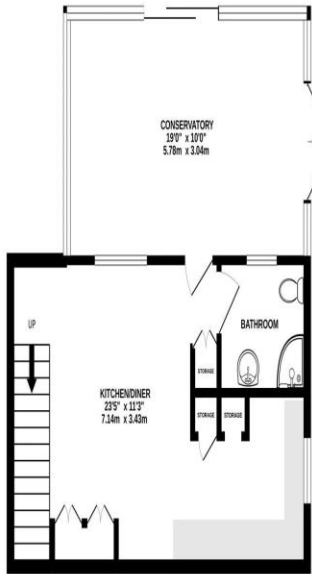




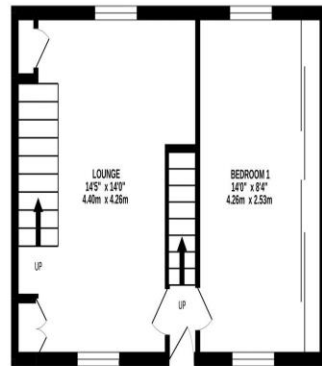
Within close proximity to local schools and shops is this four bedroom property with excellent garden. The property is entered via a partly glazed PVCu door into an entrance hallway with staircase rising to the first floor landing and doorways to the master bedroom and lounge. The master bedroom is a generous size double room with a built in double wardrobe and double glazed windows to the front and rear. The lounge is a well portioned room with double glazed windows to the front and rear, built in storage cupboard which houses the combination style boiler and staircase to the kitchen/diner. The Kitchen has been fitted with a matching range of base and eyelevel units with rolled worktop space over. There is a sink with mixer tap, built in cooker with complimentary extractor fan over, space for one appliance and space for a fridge/freezer. The dining room is a generous space with doorways to the shower room and conservatory. The shower room has been fitted with a three piece suite comprising; low-level WC, wash hand basin with storage unit underneath and a corner shower with sliding panel doors. The conservatory is an impressive size PVCu double glazed construction with French doors to the side and a sliding panel door to the rear. The first floor landing has a loft inspection point and doorways to the three bedrooms. Bedroom two is a good size double room with a double glazed PVCu window. Bedroom three is a well-proportioned single room that features a double glazed window to the front and benefits from a built in shelved

storage unit. Bedroom four is a multifunctional room with a double glazed window to the front. To the rear of the property is a large tiered garden. The upper tier has been laid mostly to patio and features a storage shed and steps that lead down to the lower tier laid mostly to lawn. Viewings are highly recommended.

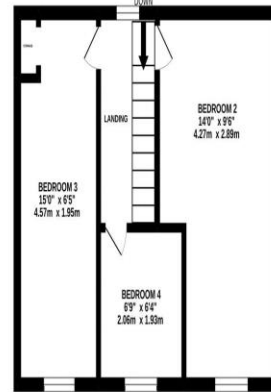
KITCHEN/DINER  
479 sq.ft. (44.5 sq.m.) approx.



GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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.  
Made with Metropix ©2022





## Directions

From junction 36 of the M4 (Sarn), follow signs for Maesteg. Proceed down the dual carriageway passing through three sets of traffic lights and at the roundabout proceed directly over, signposted Aberkenfig. Proceed along this road for approximately 200 yards, turning left, signposted South Aberkenfig. Follow this road passing the pub on the right hand side then take a left onto Bridgend Road which the property can be found as indicated by our for sale sign directly on the left.

## Tenure

Freehold

## Services

All mains

Council Tax Band C

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

**The Toll House**, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



12/10/22, 1:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
103 Bridgend Road Aberkenfig Bridgend CF31 1AD	Energy rating <b>D</b>	Valid until: 30 January 2032 Certificate number: 7896-3013-0209-2242-0204
Property type: Semi-detached house		
Total floor area: 91 square metres		
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance</a>		

<https://find-energy-certificate.service.gov.uk/energy-certificate/7896-3013-0209-2242-0204/summary>

1/8

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.

