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5 St. Leonards Road

Bridgend,

CF31 4HG



## 5 St. Leonards Road

Asking price **£369,950**

Situated on the highly sought after St Leonards Road, Bridgend is this very charming 1930s four bedroom semi-detached property with lots of original features that benefits from a large south-westerly facing garden, off-road parking and close proximity to Bridgend Town Centre and Junction 36 of the M4.

Impressive south westerly facing garden

Gated off-road parking

Charming 1930s character property with original features

Four bedrooms

Five-piece suite family bathroom

Ideal family home

Popular St Leonards Road

Walking distance to Bridgend Town Centre

Close proximity to junction 36 of the M4

Viewings highly recommended









Within close proximity to Bridgend Town Centre, local transport links, local schools, shops and amenities is this charming 1930s four bedroom semi-detached property with off-road parking, large south-westerly facing garden and lots of character features throughout.

The property is entered via a partially glazed door into an entrance hallway laid to original wooden parquet flooring, staircase rising to the first floor landing and doorways to the lounge, sitting room and study. The lounge is a generous size room with the same continuation of parquet flooring, large double glazed UPVC bay window to front which allows natural light to pour into the space and feature fireplace. The study is a well-proportioned size room which can be used for multiple use and has a double glazed UPVC window to the side and also houses the combination style boiler. The sitting room is also laid to parquet flooring, a feature fireplace with working log burner and an opening through to the dining room which creates an open plan style flow between the two rooms. The dining room is another generous size room with large double glazed UPVC sliding doors to the rear with access and views to the south westerly facing rear garden and an opening through to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with square rolled worktop space over comprising; sink with Swanneck mixer tap, space for range cooker with extractor fan overhead, integral dishwasher, tiled splashback's, double glazed UPVC window to the rear and a doorway to the utility room. The utility room has space for a full sized fridge, freezer, plumbing space for appliance, worktop space with sink and storage cupboards above and beneath. There is a double glazed UPVC door and window to the rear with access to the rear garden and door to the cloakroom. The cloakroom has been fitted with a two-piece suite comprising; a low-level WC, wash handbasin and an obscure window.

To the first floor landing there is an original stained glass window to the side and doorways to all three bedrooms, family bathroom and staircase to the fourth attic bedroom. The master bedroom is a generous size double room laid to carpet and benefits from large built-in wardrobe with sliding doors and a double glazed UPVC window to the rear with views out to the garden. Bedroom two is another ample size double room which also benefits from built-in wardrobes, laid to carpet and a feature double glazed bay window to the front. Bedroom three is a well-proportioned single room, laid to carpet with a double glazed UPVC window to the front. The family bathroom is a good size room and has been fitted with a five-piece suite comprising; a low-level WC, vanity wash handbasin unit, panel bath with shower wand feature and corner shower suite with sliding doors and bidet. There are obscure glazed windows to both the rear and side and doorway to the airing cupboard. The fourth bedroom which is part of the attic conversion is a good size double room that benefits from two windows to the rear and

which allows it to be a light and airy space, ample storage from the eaves and a doorway through to a WC. The WC has been fitted with a two-piece suite comprising; WC and vanity wash handbasin. There is a Velux window to the rear.

To the front of the property is a gated driveway providing ample off-road parking and a front garden laid to lawn with lots of mature plant life including various flowers and plants including; lilac's, bluebells, welsh daffodils and many more. To the rear of the property is a large south-westerly facing garden which is fully enclosed with recently fitted feathered fence. The garden has a patio area which leads to a lawned garden with a pathway leading to a green house and shed. There is also lots of interesting and vibrant flowering plant varieties including red tulips, bluebells, apple tree and lots of already planted bulbs which makes it an extremely colourful and intriguing garden.

Viewings are highly recommended.







### Directions

From Bridgend Town Centre, travel up Park Street, taking the first right hand turning onto St Leonards Road where the property can be found on the left hand side.

### Tenure

Freehold

### Services


All mains  
Council Tax Band E  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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**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 

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3/28/24, 8:58 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

**Energy performance certificate (EPC)**

Address: 1 St. Leonards Road BRIDGEND CF31 4LH	Energy rating: <b>D</b>	Valid until: 26 March 2034
		Certificate number: 5900-7958-6822-4393-3745

Property type: Semi-detached house  
Total floor area: 128 square metres


**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.

**Energy rating and score**  
This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



<https://find-energy-certificates.service.gov.uk/energy-certificates/5900-7958-6822-4393-3745/print>

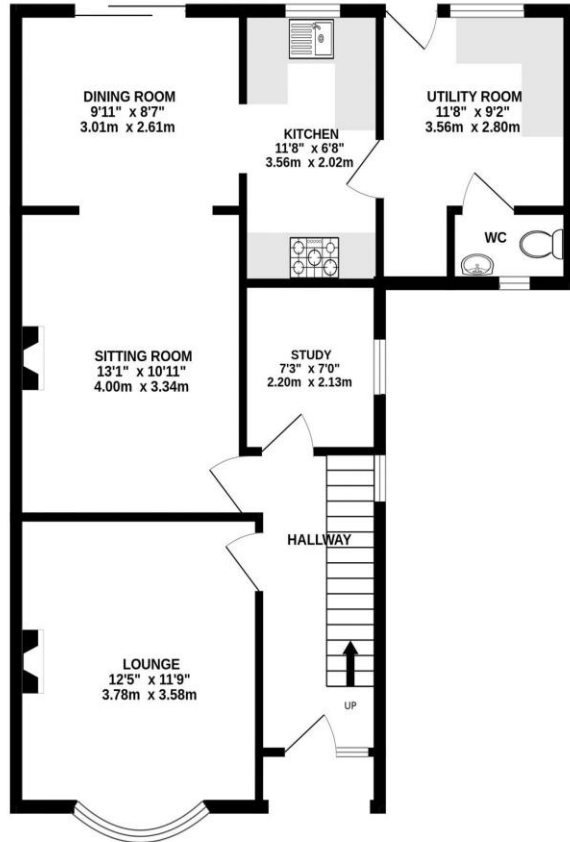
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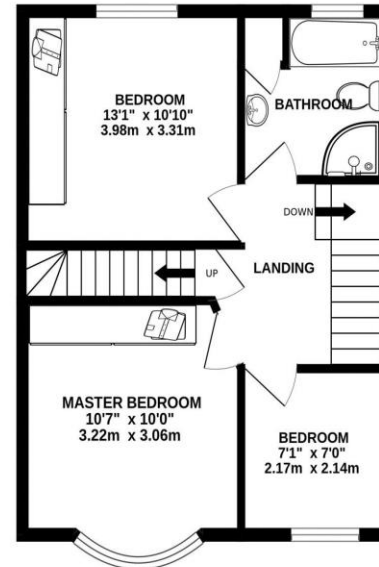




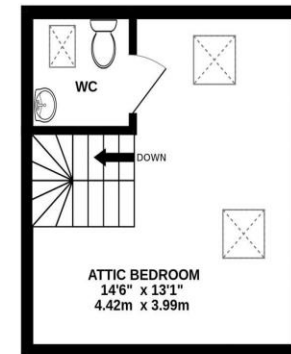
GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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