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herbert r thomas

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126 Bridgend Road

Aberkenfig,

Bridgend,

CF32 9AE

# 126 Bridgend Road

Asking price **£325,000**

Situated in the heart of the Aberkenfig village within close proximity to junction 36 of the M4 on a spacious plot is this unique four bedroom detached property on an elevated position benefiting from views across the valley, selling with no onward chain with large wrap around garden and ample off-road parking.

Four bedrooms

Unique property

Breakfast room and separate dining room

Spacious elevated plot

Ample off-road parking

Stunning views across the valley

Large wraparound garden

Outbuildings and carport

Outstanding potential

Viewings highly recommended





Being sold with no chain is this unique charming four bedroom detached property in an elevated position situated in Aberkenfig village within close proximity to junction 36 of the M4, local shops and amenities.

The property is entered via a partially glazed UPVC barn style door into porch laid to tiled flooring with doorway through to the cloakroom.

The cloakroom has been fitted with a two-piece suite comprising; a low-level WC and wash hand basin. A glazed wooden door leads to the kitchen/breakfast room.

The kitchen has been fitted with matching range of base and eyelevel units with squared top workspace over, appliances include four burner hob, stainless steel sink with mixer tap, plumbing and space for two appliances, space for fridge freezer and tiled flooring. The breakfast room is a good size space with a matching range of worktops with ample storage and a double glazed window to the side. From the kitchen is a doorway through to inner hallway that leads to the dining room.

The dining room is a generous size reception room, laid to carpet with a double glazed UPVC window to the rear and archway through to the lounge.

The lounge is an open plan living space with featured fireplace, flanked double glazed UPVC French doors with stunning views across the valley and allows lots of natural light to pour into the space, benefits from useful feature spotlight shelves and staircase rising to the first landing.

To the first floor landing there is a loft inspection point and doorways to all four bedrooms, shower room and sunroom.

The master bedroom is an impressive size double room laid to carpet with built-in mirrored wardrobes, a feature oval alcove and a double glazed window to the side. Bedroom two is a generous size double room laid to carpet with plenty of furniture opportunity and a double glazed window to the side. Bedroom three is another good size double room, built-in wardrobes and double glazed window to the side.

Bedroom four is a well-proportioned size room with built-in wardrobe laid to carpet and a double glazed window to the side.

The shower room has been fitted with a three-piece suite comprising; a low-level WC, vanity wash hand basin and shower suite with panel doors. There are fully tiled walls, laid to tiled flooring and a double glazed window to the rear. The sunroom is made up mostly of a UPVC construction, laid to tiled flooring, useful storage section and an obscure glazed window and benefits from elevated stunning views.

To the front of the property is gated access to a driveway providing ample off-road parking ahead of the property entrance which features out buildings and carport which continues through to additional parking with patio section with two sets of steps, one set leading to a lower patio area with gated side access with the other set of steps leading to a large elevated wrap around garden, laid to lawn with spectacular view's over the valley and beyond and additional outbuildings.

Viewings are highly recommended to appreciate the offer in hand.





### 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 Swan Pub on the right hand side where you can continue via foot through the lane where the property will be found in front of you.

### Tenure

Freehold

### Services

All mains  
Council Tax Band E  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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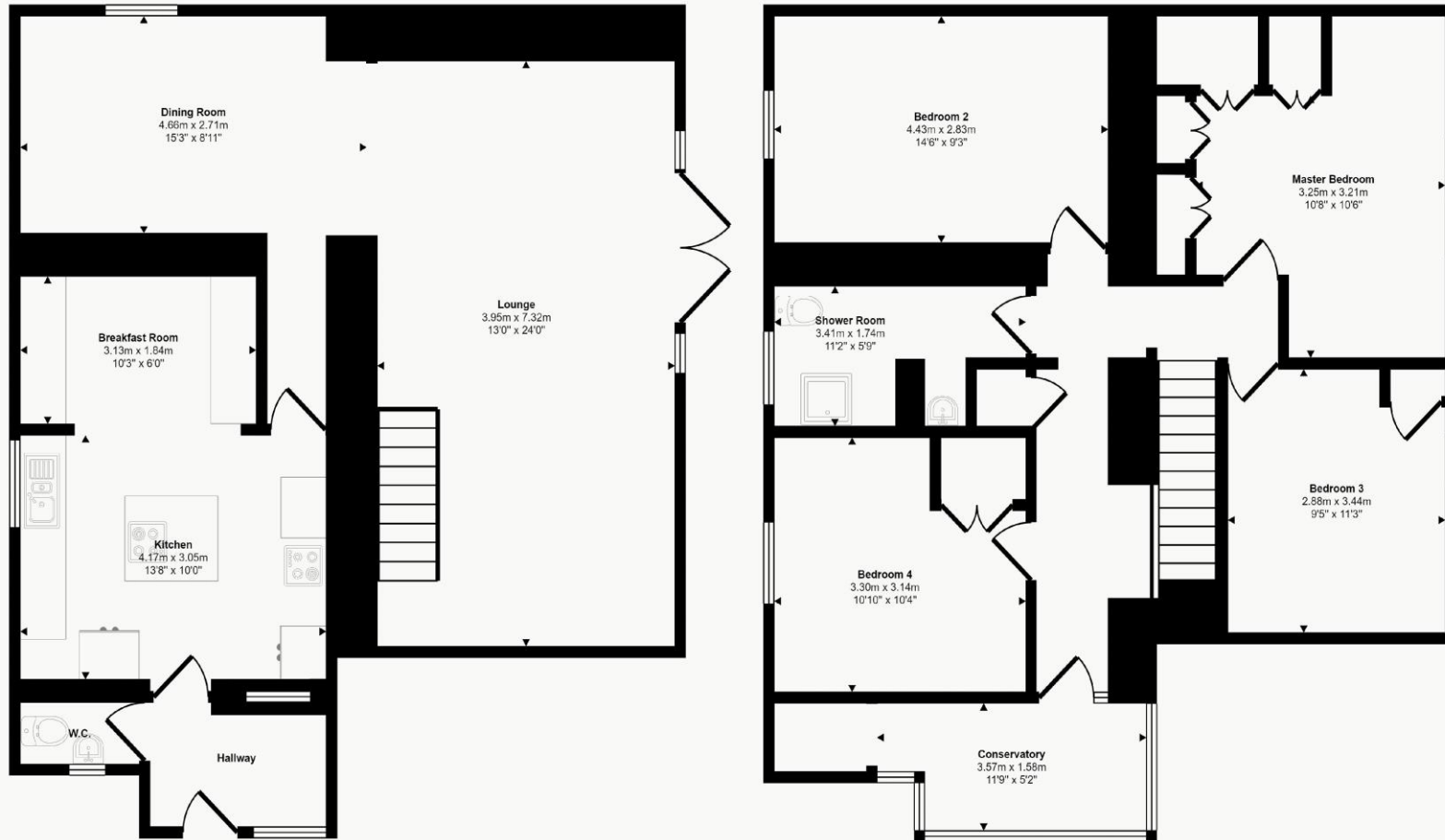
AWAITING EPC

**hrt** Est. 1926 **RICS**

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Approx Gross Internal Area  
157 sq m / 1688 sq ft



Ground Floor  
Approx 77 sq m / 829 sq ft

First Floor  
Approx 80 sq m / 859 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

