

**hrt**  
herbert r thomas

9 Moorlands Road  
Bridgend, CF31 3DR

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# 9 Moorlands Road

Asking price **£310,000**

Situated in a desirable cul-de-sac on the south side of Bridgend, this beautifully extended 1930s three-bedroom semi-detached home combines period charm with modern living. Located within close proximity to Brynteg Comprehensive School and Bridgend town centre, this property offers convenient access to a range of amenities and leisure facilities.

Sought-after south side of Bridgend location

Close to Bridgend town centre and highly regarded schools

Beautifully extended with contemporary living spaces

Spacious kitchen/diner with vaulted ceiling and Velux windows

Three bedrooms plus additional loft space

Off-road parking and garage with electric roller shutter door

Enclosed rear garden with patio seating area

Viewings highly recommended









The property is entered via a PVCU double-glazed front door into a welcoming entrance hallway, featuring original sanded and varnished strip flooring, a staircase to the first-floor landing, with useful under-stair storage cupboards and original solid wood doors to the lounge and family space. The lounge benefits from a PVCU double-glazed window to the front, a continuation of the original stripped and varnished flooring, and a charming feature fireplace housing a log-burning stove. The family space is generously proportioned, with another original fireplace and a second log-burning stove. The original flooring continues, and a utility area is fitted with solid wood worktops and cupboards, providing space and plumbing for appliances. At the heart of the home is the impressive extended kitchen/diner, which boasts a vaulted beamed ceiling with twin Velux windows. The kitchen is fitted with a contemporary range of base and wall units, complemented by stylish worktops. It includes an integrated fridge freezer, space for a cooker, plumbing for appliances, modern tiled splashback, and laminate flooring. Centrally located French doors, flanked by two PVCU windows, lead to the rear garden, while an additional doorway provides access to the garage, which benefits from

power, lighting, an electric roller shutter door, and PVCU double-glazed doors to the rear garden.

Upstairs, the landing features a PVCU obscure double-glazed window to the side and leads to three well-proportioned bedrooms and a modern family bathroom. The contemporary bathroom is fitted with a four-piece suite, comprising a vanity unit with a washbasin, a low-level WC, a shower cubicle, and a separate bath. It is finished with half-height tiling to wet areas, tiled flooring, coving to the ceiling, and recessed spotlights. The third bedroom, a single room, includes solid wood flooring, a PVCU double-glazed

window to the front, and a paddle staircase rising to a loft space. The loft space benefits from eaves storage, a Velux window, and vinyl flooring. Bedrooms one and two are both spacious doubles, each featuring PVCU double-glazed windows. The master bedroom enjoys a stunning bay window and a range of built-in bedroom furniture.

Outside To the front, a walled garden leads to raised borders, providing space for planting. A driveway runs alongside the house, ahead of the garage, offering off-road parking. The rear of the property boasts an enclosed garden with a patio seating area, perfect for outdoor entertaining.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band E  
EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

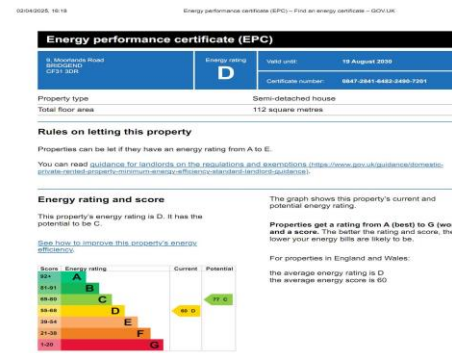
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.



<https://find-an-energy-certificate.service.gov.uk/energy-certificates/6647-2841-4462-2485-7201/print/true>

## Directions

From Bridgend town centre, head north on Derwen Road towards Wyndham Street. Follow the A473 and Ewenny Road (B4265) before turning onto Priory Road. Continue along Hernston Lane before making a final left onto Moorlands Road, where the property is located within a pleasant cul-de-sac. The route offers convenient access to local amenities, schools, and transport links, making it an ideal location for families and professionals alike.

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926

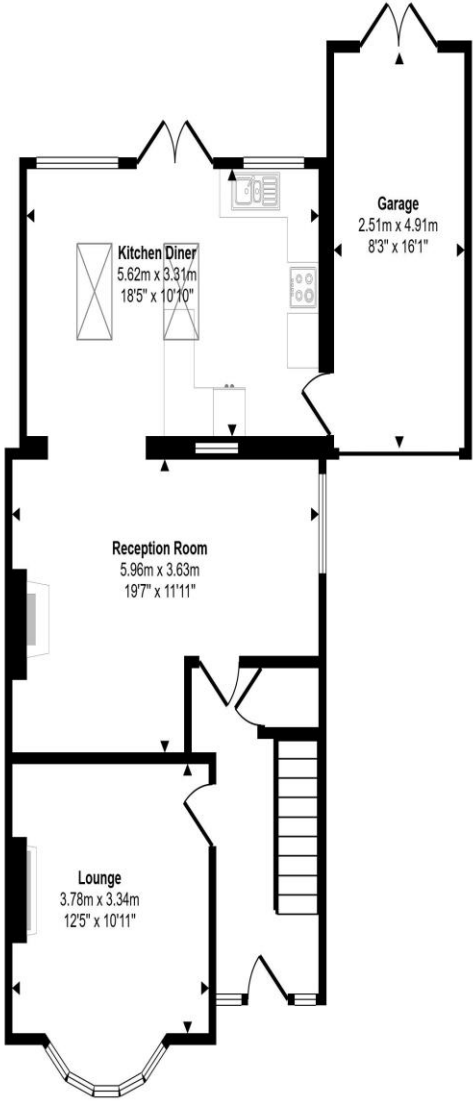
**RICS**

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.

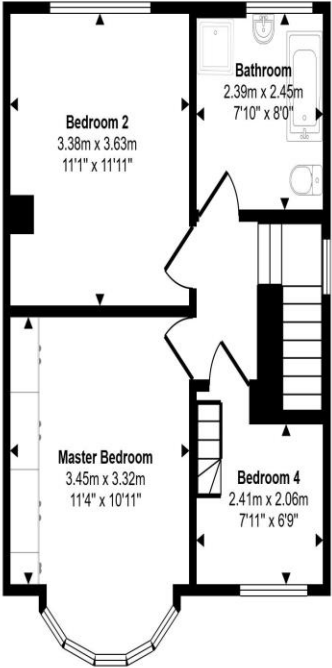




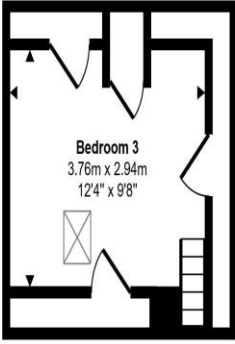
Approx Gross Internal Area  
137 sq m / 1470 sq ft



Ground Floor  
Approx 76 sq m / 815 sq ft



First Floor  
Approx 44 sq m / 476 sq ft



Second Floor  
Approx 17 sq m / 179 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.



