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herbert r thomas

8 Cefn Glas Road  
Bridgend, , CF31 4PG

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



## 8 Cefn Glas Road

Asking price **£189,950**

Beautiful two bedroom character cottage within the Conservation area of Newcastle Hill, Bridgend.

Beautifully presented two bedroom terraced cottage

Located in the Conservation area of Newcastle Hill

Built in the late 1800's

Deceptively spacious

Lounge with log burner

Country style kitchen/dining room

Four piece family bathroom and separate first floor cloakroom/WC

Courtyard garden with rear access

Available for sale with no ongoing chain









Herbert R Thomas are proud to market this beautifully presented two bedroom terraced cottage within walking distance of Bridgend Town Centre. Built in the late 1800's, the row of quaint cottages lies within the Conservation area of Newcastle Hill and is just a few minutes walk from the Historic ruins of Newcastle Castle. Deceptively spacious throughout, the property benefits from a lounge with exposed beams and log burning fire, a country style kitchen with dining area, a four piece ground floor bathroom with slipper bath, two double bedrooms and a separate cloakroom/WC to the first floor. Outside, there is a tiered courtyard garden with access from the lane behind.

The property is entered via a composite door opening into the entrance hall with tiled flooring, exposed stone walls, door into the lounge and staircase to the first floor. The lounge is a beautiful room with wooden flooring, a feature fireplace with log burner, skimmed ceilings with exposed beams and a double glazed sash window to the front. There is a handy under stairs storage cupboard and an opening through to the kitchen/dining room. The country style kitchen is fitted with a range of sage green base, wall and drawer units with wood effect work surfaces and comprises of a fridge/freezer, washing machine, electric oven, four burner gas hob, single bowl sink unit and a wall hung combi boiler concealed in a cupboard. The room has tiled flooring, skimmed ceiling with exposed beams and is finished with inset tiling and a feature fireplace. The dining area continues off the kitchen with French doors leading onto the rear garden and a door to the ground floor bathroom. The bathroom is fitted with a four

piece suite comprising of a shower cubicle with a thermostatic rainfall shower, a freestanding slipper bath with off tap shower attachment, a pedestal wash hand basin and a WC. There is a window to the rear aspect, panelling and tiles to the walls and vinyl flooring.

To the first floor the stairs and landing are carpeted and the landing is split level with a door to the main bedroom and steps down to bedroom two and the cloakroom/WC. The main bedroom is a spacious double room with wooden floorboards, skimmed ceiling with exposed beams, a double glazed sash window to the front and a built in storage cupboard with hanging rail. The cupboard additionally hides access to a small loft area accessed by a fixed ladder. The loft area has been boarded and carpeted in part and there is a small wooden door

leading to the remainder of the attic space which is used for storage. Bedroom two is another double room with a pitched ceiling and exposed beam with wooden floorboards and a window to the rear overlooking the Brewery Field in the distance. The cloakroom/WC is fitted with a two piece suite and comprises of a pedestal wash hand basin and WC and has tiled flooring and panelled walls..

The property is approached by a wooden gate which encloses a small courtyard garden to the front. The rear garden has decking leading from the property. There's a lovely seating area with wooden balustrade and steps down to a courtyard laid to artificial grass and surrounded by stone walls and wooden fencing. A rear gate allows access from the lane behind which is shared with next door.







## Tenure

Freehold

## Services

All mains services  
Council Tax Band C  
EPC Rating E

## Referral Fees

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

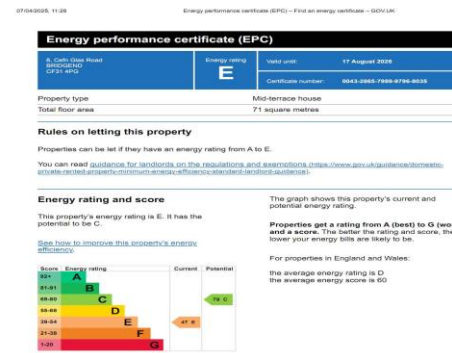
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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/00432855785907948034/property>

## Directions

From Bridgend Town Centre, follow along Park Street until you reach the right turning onto St Leonard's Road. Follow this road up the hill onto West Road. Turning right, follow West Road all the way and bear left up the hill past the Church and the Castle. After the S bend, the property will be found on the right hand side as indicated by our for sale board.

Viewing strictly by appointment  
through Herbert R Thomas

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

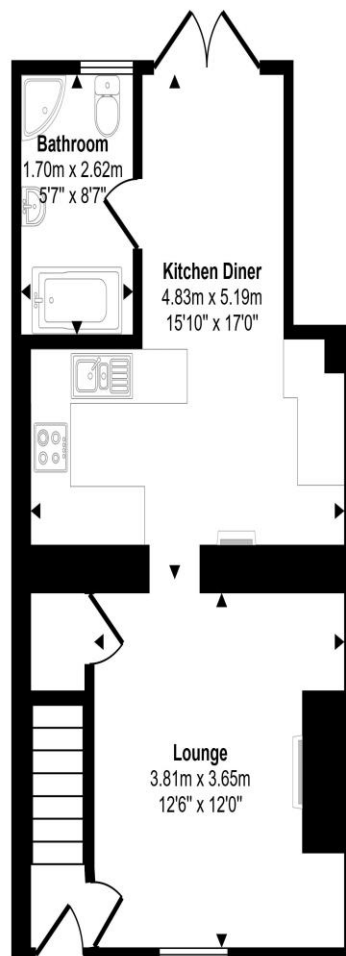
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



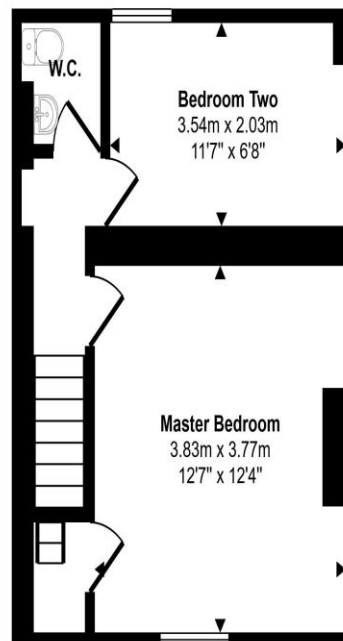




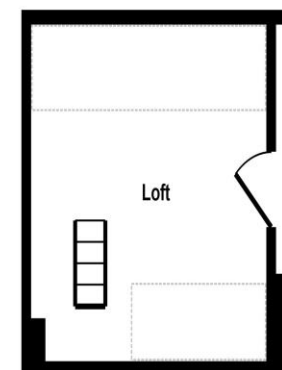
Approx Gross Internal Area  
86 sq m / 926 sq ft




Ground Floor  
Approx 41 sq m / 447 sq ft



First Floor  
Approx 31 sq m / 332 sq ft



Second Floor  
Approx 14 sq m / 147 sq ft

 Denotes head height below 1.5m

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.



