



hrt
herbert r thomas

6 The Croft
Aberkenfig

Bridgend, CF32 9RL

hrt.uk.com

6 The Croft

Asking price **£329,950**

Located in a private setting within Aberkenfig and close proximity to Junction 36 of the M4 is this immaculately presented three bedroom semi-detached property situated on a generous corner plot.

Well presented semi detached property in a private location with stunning views

Impressive wrap around garden plot

Garage and outbuildings

Three bedrooms all with built in storage

Two generous sized reception rooms

Kitchen and utility room

Ample sized entrance porch with WC

Off road parking for multiple vehicles

Short distance to local schools shops and amenities

Central locations with great access via j36 of the m4





The property is entered by a partly glazed UPVC door into it porch laid to laminate flooring with double glazed UPVC window front and side and with ample space for storage, furniture and doors into the inner hallway and WC. The WC is fitted with a two piece suite comprising of a low-level WC and wash handbasin with a frosted double glazed window to the side.

The inner hallway is a bright spacious area with staircase rising to the first floor landing, double glazed window to the side, useful storage cupboard underneath the stairs and doors to the lounge and kitchen. The lounge is an impressive sized reception room laid to carpet with a large double glazed UPVC window to front with a lovely green outlook allowing an abundance of natural light to pour into the room. There is a feature fireplace with multi fuel log burner, slate base and oak beam, stylish retro radiators and frosted glazed window to the rear through to the a further reception room allowing further natural light into the property. The kitchen is fitted with a matching range of base and eye level units with rolled worktop space over and comprises of a one and a half bowl stainless steel sink with swan neck mixer tap, high-level oven, four burner hob, integral dishwasher and space for an appliance. There is a double glazed window to the side overlooking the garden and doors through to the dining room and utility room. The good sized utility room has vinyl flooring, fully tiled walls, matching base units with a stainless steel sink, space for fridge freezer, washing machine and houses the combination style boiler. There is a double glazed UPVC window and door to rear giving access out to the patio, outbuilding and garden. The dining room is laid to carpet and has been extended to the rear to allow for further space or as a multi- purpose room later with retro

radiators and a large double glazed UPVC window to rear overlooking the priory.

To the first floor, landing there is a loft inspection point and doors to the three bedrooms and family bathroom. The main bedroom is a spacious double room laid to carpet and has built-in storage, ample space for furniture and a large double glazed window to front. Bedroom two is another generous sized double room laid to carpet with a double glazed window to the rear and benefits from built-in storage cupboards. Bedroom three is a well-proportioned room laid to carpet with a double glazed window and built-in storage cupboard. The family bathroom has been beautifully fitted with a three-piece suite comprising of a low-level WC, vanity wash handbasin and bath with waterfall shower overhead and features with under light storage alcove in the shower space, touch censor

mirror, fully tiled walls in the wet areas, ladder radiator and frosted double glazed windows to the side.

To the front of the property is a driveway ahead of the garage providing off-road parking for multiple vehicles with steps leading to the property entrance a small lawned front garden. To the rear of the property is a spectacular wraparound garden starting with a patio from the rear access of the property where the sun can be enjoyed throughout the day. There is a path to the outbuildings and garage, which include a storage room, WC and additional external door through to the garage which benefits from a power supply and windows to the front and side. Behind the garage is a pathway to the large fully enclosed part of the with stone boundary wall, chipping surrounds, ample space for garden furniture and benefits from power socket and outside tap.

This mature well presented garden must be viewed to appreciate the offer in hand.





Tenure

Freehold

Services

All Mains Services
Council Tax Band D
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.

21062025-1823 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
<p>6 The Toll House, Derwen Road, Bridgend, CF31 1LH</p> <p>Property type: Semi-detached house</p> <p>Total floor area: 110 square metres</p>	<p>Current rating: E</p> <p>Valid until: 10 September 2030</p> <p>Certificate number: 2161-7601-0281-1112-0111</p>

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions: <https://www.gov.uk/guidance/landlords-exemptions>

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

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-an-energy-certificate.service.gov.uk/energy-certificates/2161-7601-0281-1112-0111/summary>

Directions

From Junction 36 take the A4063 exit and follow the road until you reach the roundabout. Take the 4th exit re-joining the A4063 and then immediately take the first left. Take the first left again onto Parsonage Road and turn right up a driveway signed The Croft and you will see the property on the left hand side.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

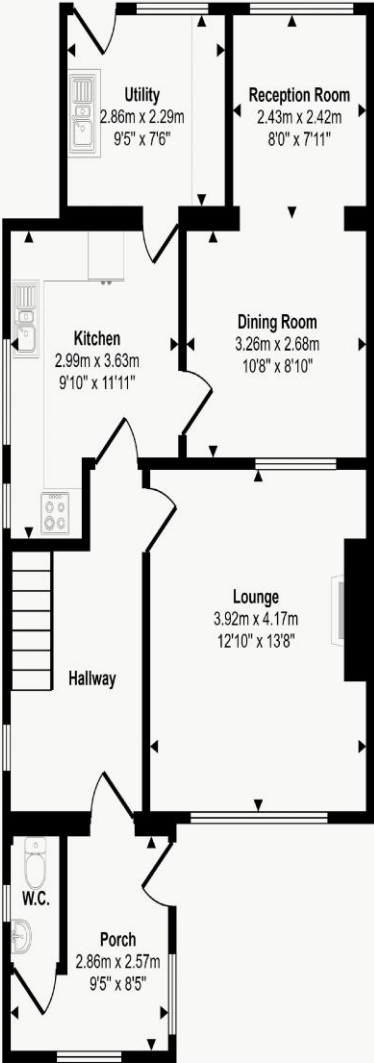
hrt Est. 1926



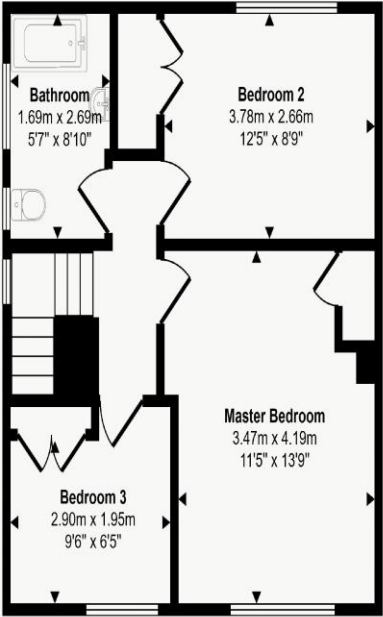
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



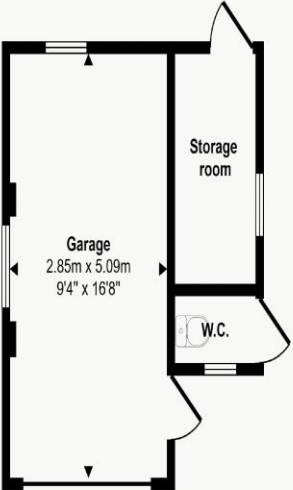
Approx Gross Internal Area
134 sq m / 1438 sq ft



Ground Floor
Approx 67 sq m / 723 sq ft



First Floor
Approx 46 sq m / 493 sq ft



Outbuildings
Approx 21 sq m / 222 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.

