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1A Woodridge  
Bridgend,  
CF31 4PE



# 1A Woodridge

Asking price **£365,000**

Herbert R Thomas are proud to present this impressive three-bedroom penthouse apartment, situated within the exclusive Woodridge development—an architect-designed gated community nestled in a leafy woodland setting on the outskirts of Bridgend. Offering expansive open-plan living, two en-suite bedrooms, a private balcony, and underfloor heating throughout, this stunning property provides luxury living with excellent commuter links.

Three Double Bedrooms

Exclusive Gated Community

Expansive Open-Plan  
Kitchen/Lounge/Dining Area

Private Balcony with Woodland Views

Two En-Suite Shower Rooms & Family  
Bathroom

Utility Room

Two Allocated Parking Spaces & Visitor  
Parking

Communal Landscaped Gardens

Gas Combi-Fed Underfloor Heating  
Throughout

Excellent Commuter Access – M4 J36  
approx. 3 miles









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The property is approached via electric security gates opening to allocated parking and landscaped communal gardens. A private entrance at ground level provides a welcoming hallway with stair access to the main accommodation. At the heart of the home is a light-filled open-plan living space featuring full-height anodised aluminium double-glazed windows and doors that open onto a private balcony with glass balustrade, offering views over mature woodland. The kitchen area is fitted with sleek white gloss units, stone-effect laminate worktops, and integrated appliances including a gas hob, electric oven, extractor, fridge/freezer, dishwasher, and stainless steel sink. The dining and lounge areas benefit from underfloor heating, Karndean-style flooring, inset spotlights, and exposed timber beams for a touch of character.

There are three generously sized double bedrooms, with the principal and second bedrooms enjoying their own en-suite shower rooms and the principal additionally has a dressing area with built in wardrobes. Each bathroom is stylishly appointed with wall-mounted sanitaryware, tiled finishes, and heated towel rails. The family bathroom features a contemporary suite with a tiled bath, WC, and basin. A separate utility room houses the combi boiler and provides space for a washing machine

and dryer, with matching units and flooring to the kitchen.

Externally, the property enjoys two allocated parking bays, with ample visitor parking available. Residents also benefit from meticulously maintained communal gardens and a peaceful, tree-lined setting.

Please Note: The Woodridge development operates a no-pets policy.





## Tenure

Leasehold

## Services

Council Tax Band F

EPC Rating C

## Referral Fees

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

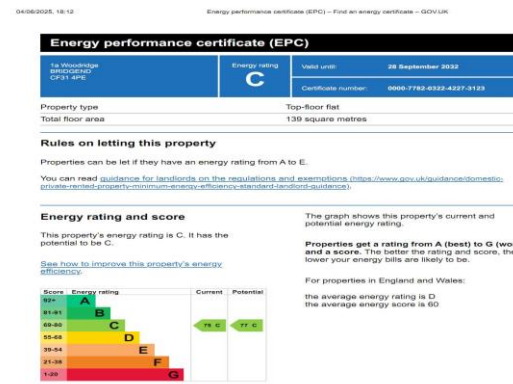
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



## Directions

From our office at CF31 1LH on Derwen Road, head north towards Wyndham Street for approximately 0.1 miles. Turn left onto Boulevard De Villenave D'Ornon (A4061) and continue for 0.2 miles. At the roundabout, take the 2nd exit onto Tondur Road (A4063) and follow it for about 1 mile. Then, turn left and continue for 0.4 miles. Bear slightly left towards Church Road, then turn left onto Church Road. After a short distance, Church Road curves slightly left and becomes Cefn Glas Road—follow this for 0.6 miles. Turn left to stay on Cefn Glas Road, then turn left onto Church Bell Sound. After 102 feet, turn left again to stay on Church Bell Sound. Finally, turn right onto Woodridge, a partially restricted usage road.

Viewing strictly by appointment  
through Herbert R Thomas

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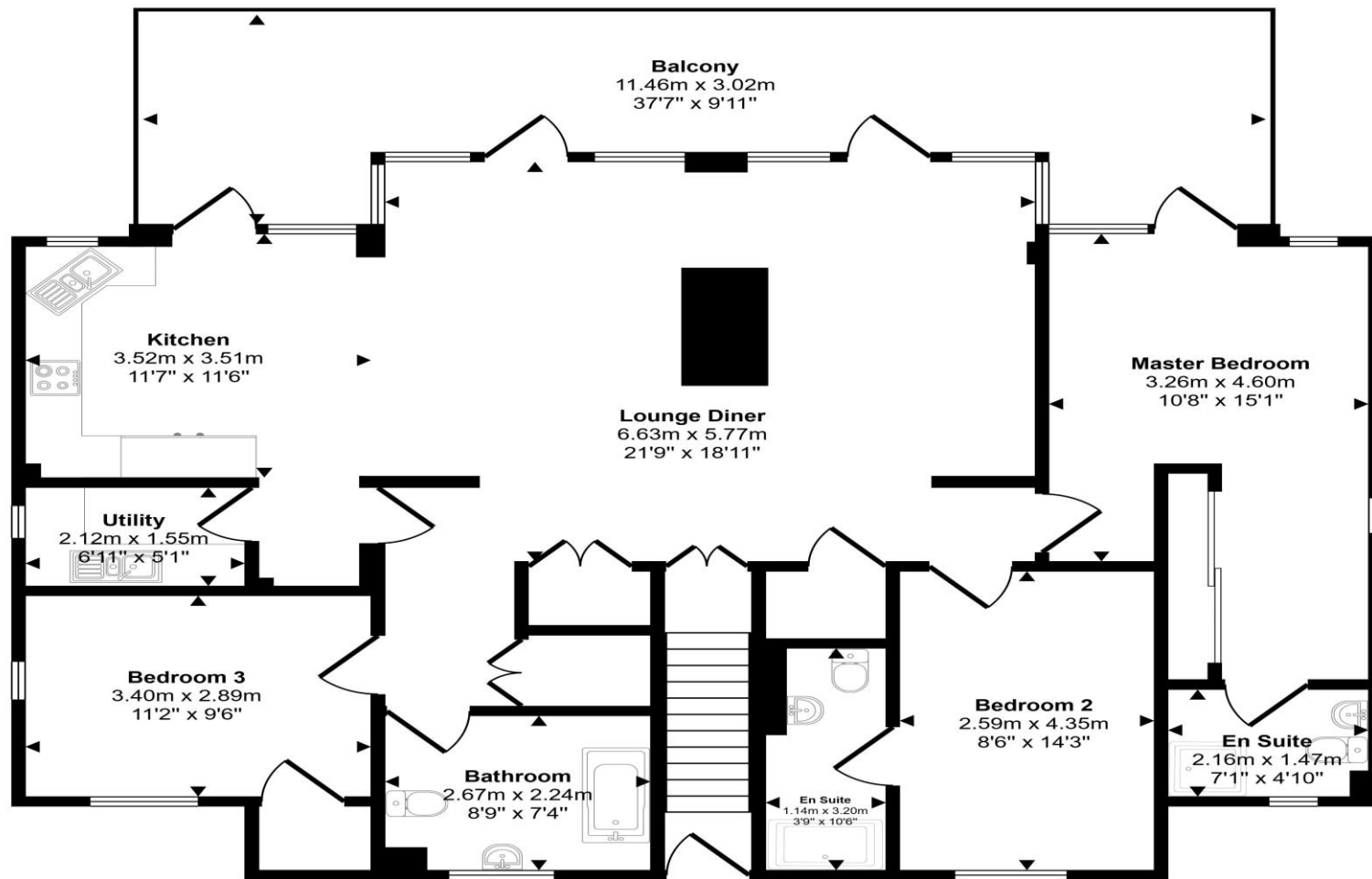


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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





Approx Gross Internal Area  
128 sq m / 1376 sq ft



Floorplan

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.



