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130 Bridgend Road
Aberkenfig, Bridgend, , CF32
9AE

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130 Bridgend Road

Asking price **£185,000**

Two double bedroom extended character cottage in a popular Village location.

Extended stone character cottage

Two double bedrooms

Available for sale with no ongoing chain

Lounge with exposed beams and feature fireplace

Generous kitchen/diner

Four piece family bathroom

Tiered rear garden





This beautiful character cottage is available for sale for the first time in 40 years. Built approximately 1900, the semi detached property was considerably extended in the early 1980's to create a generous size two double bedroom home. Upon entering, there is a lounge with exposed beams and a feature stone fireplace which leads through to a kitchen/diner at the rear. The first floor houses two double bedrooms and a four piece family bathroom. The rear garden is tired with steps to a patio area and gate allowing access from the lane behind. The property lies in the popular Village of Aberkenfig just a stone's throw from all the local Village amenities and is available for sale with no ongoing chain.

The property is entered via a double glazed front door which leads into the lounge. The lounge is filled with all of the characteristics you'd expect in a cottage style property, with exposed beams to the ceiling, a feature stone fireplace with gas fire, open staircase and a traditional bow window to the front with slate sill. The room has a storage cupboard ideal for coats and shoes and a glazed door which leads through to the kitchen/diner. The kitchen is a generous sized room fitted with a range of base wall and drawer units with complementary work surfaces. There is space for a fridge/freezer, washing machine and additional appliances along with a freestanding gas cooker. The room includes tiled flooring, tiled splashbacks, a window to the rear, and a

double-glazed door leading out to the garden. Additional features include a tongue-and-groove ceiling with inset lighting, a floor-standing boiler, and plenty of room for a dining table.

To the first floor carpeted stairs and landing lead to two double bedrooms and the family bathroom. The main bedroom is a spacious double room with a front-facing window, fitted wardrobes, built-in dressing table, and carpeted flooring. Bedroom two is another generously sized double room with a rear window overlooking the garden, fitted carpet, and space for wardrobes. The bathroom comprises of a four piece suite including a panelled bath, separate shower cubicle with a thermostatic shower, a

pedestal wash hand basin and WC. The walls are part with a window to the rear. The room also benefits from partial wall tiling, a rear-facing window, fitted carpet, and a built-in double storage cupboard housing the hot water tank. The loft hatch can be found in the main bedroom.

The property is approached by a small courtyard to the front with a wrought iron gate, stone built wall and matching railings. To the rear, the garden is tiered and enclosed by brick boundary walls. Directly behind the house is a concrete patio area ideal for seating, with an outdoor tap and bin storage. Steps lead up to a raised patio area with flower borders, a greenhouse, and a gate offering access to the rear lane.





Tenure

Freehold

Services

All mains services
Council Tax Band
EPC Rating

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.

AWAITING EPC

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 the property can be found next to it, as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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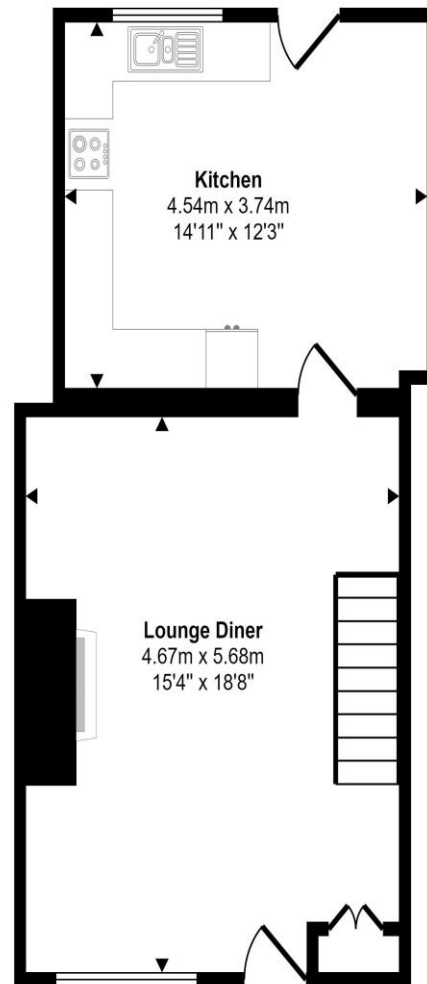
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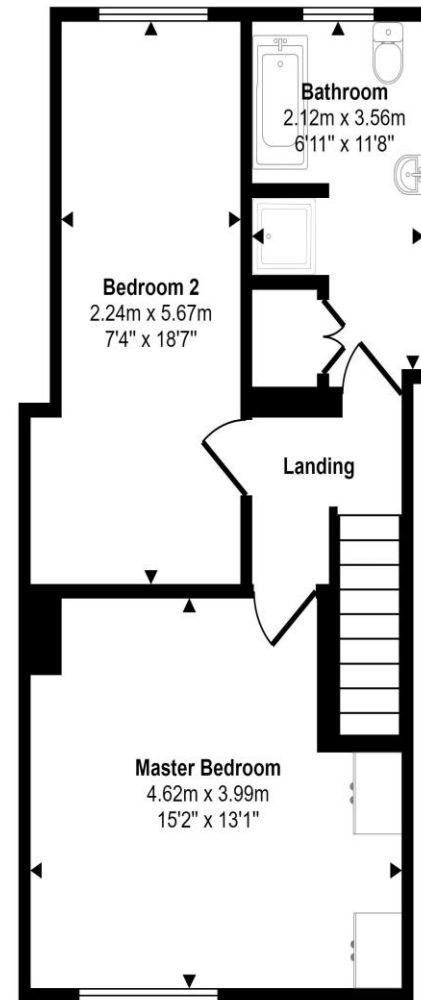
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 45 sq m / 481 sq ft



First Floor
Approx 45 sq m / 482 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.

