



hrt
herbert r thomas

28 Tremains Court
Bridgend, CF31 2SR

hrt.uk.com

28 Tremains Court

Asking price **£250,000**

Extended Four-Bedroom End of Terrace Home in a popular location just a few minutes walk from all the local amenities.

Extended four bedroom end of terrace property

Never previously marketed, owned from new

Fantastic location within walking distance of all local amenities

Two bathrooms

Kitchen with separate utility room

Landscaped garden with brick built outbuilding

Driveway parking plus carport/covered area





Offered to the market for the very first time, this spacious and well-maintained four-bedroom end of terrace property enjoys a sought-after location within walking distance of the Brackla Triangle and all its amenities, the local schools, and excellent transport links. Built in 1987 and thoughtfully extended in 1994, the family home has been under the same ownership since new – a rare opportunity for buyers seeking a property with a well-documented history and exceptional care. The ground floor features a lounge, a dedicated dining area, and a stylish high-gloss kitchen complete with integrated appliances. A separate utility room adds to the convenience and practicality of this family-friendly layout. Upstairs, you'll find four bedrooms, two of which benefit from fitted wardrobes and storage, along with two modern bathrooms that cater comfortably to family life. Externally, the property boasts driveway parking to the front, a carport/covered area, and a beautifully landscaped, tiered rear garden, perfect for relaxing or entertaining.

The property is entered via a UPVC double-glazed door opening into the entrance hall. Stairs rise to the first floor, while a door leads through to the lounge. The lounge is a generous space with a front-facing window, under-stairs storage cupboards, and laminate flooring that continues into the open-plan dining area. French doors at the rear open onto the garden. An archway connects the dining area to the kitchen, which is fitted with a range of high-gloss base, wall, and drawer units with complementary work surfaces. Features include a 1.5 bowl sink, four-burner gas hob, and integrated Neff appliances (electric oven, microwave, and dishwasher). A vibrant red splashback adds character, and a rear window provides natural light. The flooring flows into the adjoining utility room, which offers further high-gloss units, a single bowl sink, and space for a fridge/freezer, washing machine, and tumble

dryer. This versatile space has doors to both the rear garden and front carport.

To the first floor the carpeted stairs and landing lead to four bedrooms, two bathrooms, and an airing cupboard housing the hot water tank with storage above. A loft hatch provides access to a fully boarded and insulated attic, while a second hatch in bedroom three offers further storage within the extension. The main bedroom is a front-facing double with fitted carpet, built-in wardrobes, matching chest of drawers, and bedside units. Bedroom Two is another double with fitted carpet, built-in wardrobes, over-bed storage, bookshelves and a rear-facing window. Bedroom Three is a spacious extension room, front-facing, currently used as a craft room. Bedroom Four is a single room, front-facing, currently used as an office/study. There are two bathrooms in the property. The family bathroom is fully tiled and L

shaped. There is a panelled bath, WC and a pedestal wash hand basin. The additional bathroom is a shower room which is fully tiled with tiled flooring, shower cubicle with thermostatic shower, window to the rear WC and a vanity unit with wash hand basin inset..

Outside, the property is approached via an interlocking brick driveway providing off-road parking. To the side is a carport/covered area, suitable for a small car or motorbike. The rear garden has been beautifully landscaped and begins with a patio area directly accessible from the property—ideal for outdoor seating or dining. A canopy with sunshades provides sheltered space, while an artificial lawn and further patio lead to tiered sections of garden, attractively planted with flowers, shrubs, and enclosed with wooden feather-edge fencing.





Tenure

Freehold

Services

All mains services
Council Tax Band C
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 on Derwen Road, head South following the road up Brackla Street, at the 2nd set of lights turn right onto Tremains Road and follow the road for approximately half a mile turning left at the roundabout after the Haywain Public House. At the next roundabout take the third exit turning right onto Whitethorn Drive and follow the road passing the Doctors Surgery on the left then take the first right into Tremains Court. Follow along the street and take the second left. At the T junction, turn left where the property will be found on the left hand side as indicated by our for sale board.

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

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.

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

Energy performance certificate (EPC)	
24 Tremains Court Bridgend CF31 1LH	Energy rating: C
Valid until: 10 August 2025	Certificate number: 6655-6555-7855-6625-2255
Property type: End-terrace house	Total floor area: 62 square metres

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 C. It has the potential to be C.

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

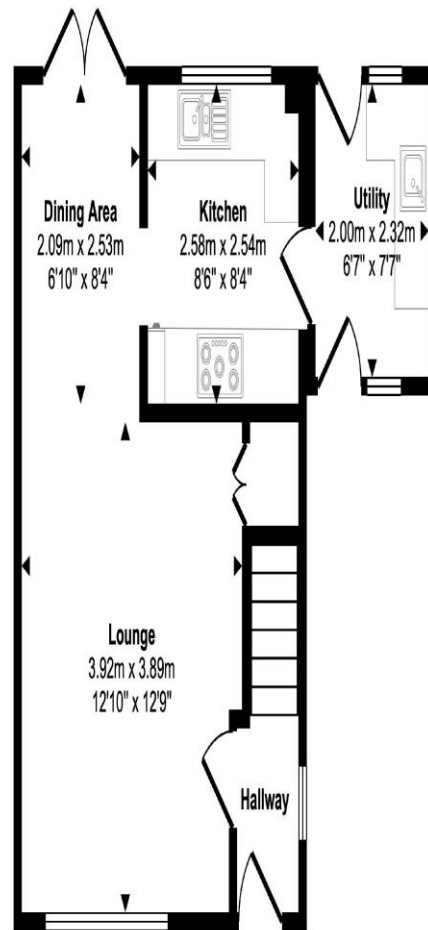
The graph shows this property's current and potential energy rating.

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.

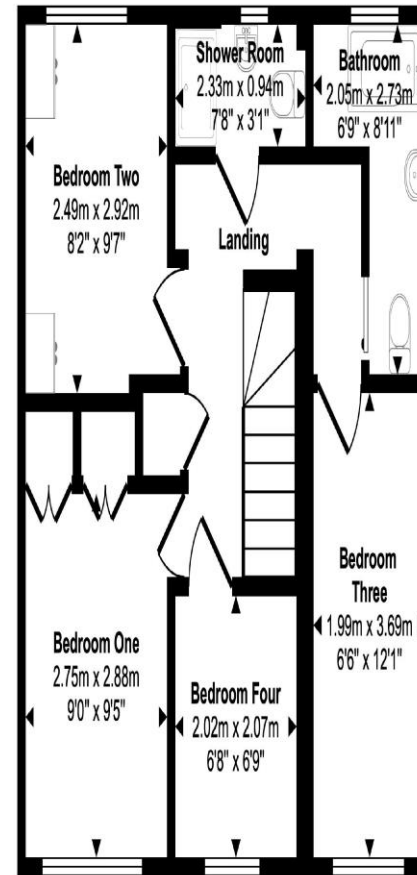
For properties in England and Wales, the average energy rating is D, the average energy score is 60.



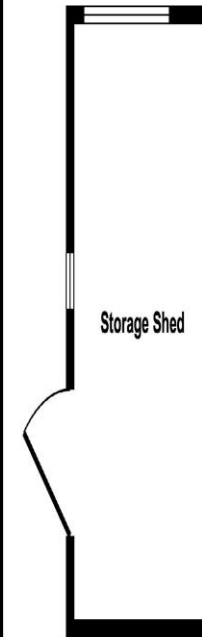
Approx Gross Internal Area
96 sq m / 1035 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 47 sq m / 510 sq ft



Second Floor
Approx 11 sq m / 123 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.

