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Pentre Stormy Down  
Pyle,  
Bridgend,  
CF33 4RT



## Pentre Stormy Down

Asking price **£189,500**

Situated in a semi-rural location with a pleasant countryside outlook is this two bedroom mid terrace property with gardens to the front and rear, off road parking

Charming and spacious two bedroom property

Semi rural stormy down location with green outlook front and rear

Being sold with no onward chain

Off road parking thanks to double width driveway to rear

Westerly facing garden

Additional land leased - Speak to agent for more information

Two reception rooms

Kitchen and utility room

Great access to Junction 37 of the M4

Short distance to Porthcawl beaches









Herbert R Thomas are pleased to present Pentre, a charming and spacious two-bedroom home nestled in the semi-rural setting of Stormy Down. Being sold with no onward chain, this well-positioned property offers a peaceful lifestyle in a quiet location, while remaining conveniently close to major motorway links. With off-road parking, generous living space, and a versatile layout, Pentre presents an ideal opportunity for those seeking a comfortable home in a desirable area.

This well-presented property opens into a practical entrance and utility area, featuring a partly glazed UPVC door and an obscure glazed PVC window. The space is laid with contrasting tiled flooring and offers a rolled worktop with designated areas for white goods and a fridge freezer. A useful storage cupboard adds convenience, with direct access leading into both the lounge and kitchen. The kitchen continues the tiled flooring theme and is fitted with a range of base and high-level units topped with a rolled worktop. A one-and-a-half stainless steel sink with mixer tap sits beneath a large double-glazed window to the front, allowing in plenty of natural light. A range-style cooker, which will remain with the property, is complemented by splashback tiling and generous cupboard storage. Flowing from the kitchen, the lounge is a spacious reception room with warm wooden flooring and a charming feature fireplace. A useful alcove with built-in shelving adds character and practicality. Glazed double wooden doors open into the dining/sunroom, while a separate doorway leads to the inner hallway and staircase rising to the first floor. The dining/sunroom continues the wooden flooring and benefits from windows and French doors that flood the space with natural light. This versatile area is ideal for entertaining or relaxing, enhanced by

spotlights and frosted internal windows, with direct access out to the rear garden.

Upstairs, the first-floor landing is laid with laminate flooring and provides access to two double bedrooms, a shower room, and a loft inspection point. Bedroom one overlooks the rear garden through a UPVC double-glazed window with a green outlook. It's a generously sized double room with ample space for furniture, a built-in double wardrobe, and period features including high skirting boards and a dado rail. Bedroom two, also a double, enjoys a front-facing green outlook through a UPVC window. It includes a built-in storage cupboard and a useful alcove ideal for a wardrobe, with matching original features such as high skirting boards and a dado rail adding charm. The shower room is neatly appointed with

tiled flooring and a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a corner shower unit. The wet area is fully tiled, with half-height tiling around the remainder of the room and an obscure glazed window providing privacy.

Externally, the front of the property offers a low-maintenance garden laid with decorative chippings and patio, accessed via a gated entrance. To the rear, a block-paved double-width driveway provides off-road parking, alongside a decked area perfect for outdoor furniture. The west-facing plot enjoys afternoon sun and includes an additional leased parcel of land (approx. £60 per annum), currently laid to lawn and ideal for extra parking or storage.





## Tenure

Freehold

## Services

LPG gas, electric, water and drainage

Council Tax Band B

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.

## Directions

From Junction 37 of the M4 follow the A4229 to the next roundabout then take the A48 signposted Bridgend. Follow the road for approximately 1 mile taking the second right where Pentre will be found located on the right had side

Viewing strictly by appointment  
through Herbert R Thomas

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**AWAITING EPC**

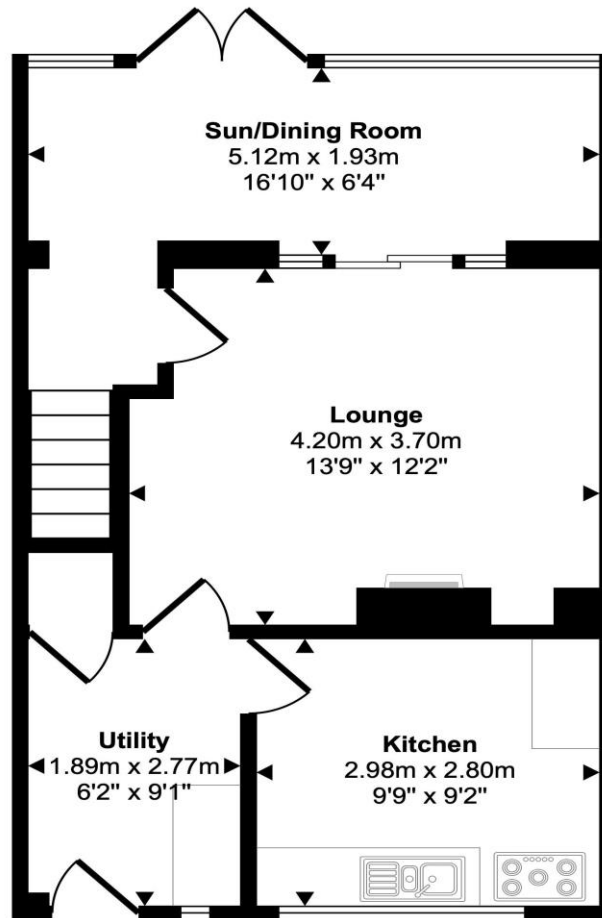
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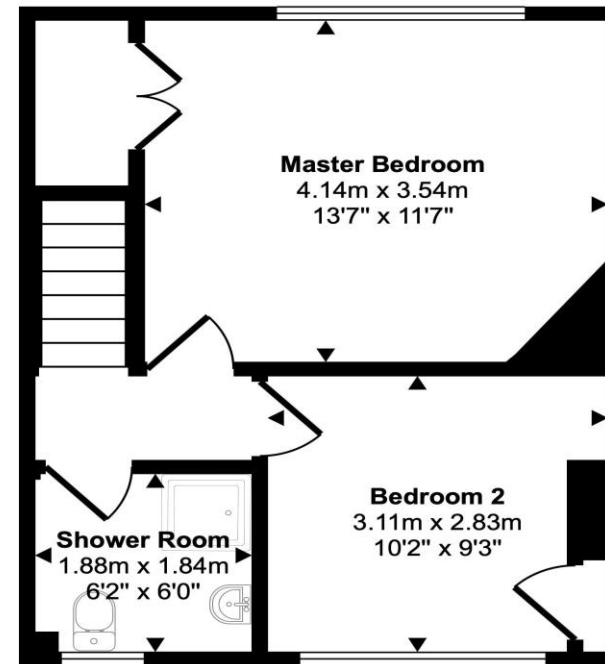




**Approx Gross Internal Area**  
**77 sq m / 833 sq ft**



**Ground Floor**  
**Approx 44 sq m / 474 sq ft**



**First Floor**  
**Approx 33 sq m / 359 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.



