

**hrt**  
herbert r thomas

70 West Road  
Bridgend, ,CF31 4HQ

[hrt.uk.com](http://hrt.uk.com)



## 70 West Road

Asking price **£440,000**

Extended, versatile four/five double bedroom detached property on a generous plot located on the highly regarded West Road just minutes from Bridgend Town Centre.

Extended four/five double bedroom detached property

Versatile living accommodation

Beautifully presented throughout

Multiple reception rooms

Potential to include a self-contained annex

Nearly 1700 sq foot

Driveway parking for multiple vehicles

Generous plot with gardens to the front and rear

Walking distance of local Schools, shops and Newbridge Fields





This extended, spacious detached property is situated on West Road, just off Park Street. Originally built in the 1950's, the property benefits from a double extension to the rear and a garage conversion to the side allowing the flexibility of being a four/five bedroom home. The entrance hall retains the original block flooring which continues into the lounge and dining room. The kitchen/breakfast room has been updated with a modern fitted kitchen. There is a separate utility room, ground floor shower room and sun room to the rear opening onto the garden. The garage conversion was done to house a ground floor bedroom but could easily be used as a sitting room or home office. The first floor houses four generous double bedrooms, three of which come with matching bedroom furniture, and a four piece family bathroom. Outside, the property sits on a generous plot with driveway parking for multiple vehicles and gardens to the front and rear. West Road is a popular location within walking distance of Bridgend Town Centre, local Schools and the nearby Newbridge Fields.

The property is entered via a double glazed door on the side which opens into the entrance hall. The hall has the stairs leading to the first floor with a spacious storage cupboard and doors to the lounge/dining room and the kitchen. Original block flooring is present within the hall and does flow throughout the lounge/dining room. The lounge is positioned to the front of the property and partially separated from the dining room with an archway and has a beautiful bespoke built marble fireplace with an electric fire. Both rooms have large windows to the front aspect and fitted carpet is laid in both areas with the original block flooring underneath. The kitchen was redesigned in 2022 with a new range of base, wall and drawer units with complementary square edge work surfaces and comprising of a 1.5 bowl sink unit, high level double oven, gas hob with glass splash back and space for a washing machine and fridge/freezer. LVT flooring runs the full length of the room allowing plenty of room for a breakfast table, there are windows to the side and rear and a door leads through to an inner hallway which gives access to a ground floor shower room, utility room, sun room and the sitting room/bedroom five. The shower room

comprises a three piece suite with a Saniflo system WC, pedestal wash hand basin and a shower cubicle with a thermostatic shower. The utility room has a single bowl sink unit with a range of base and wall units and space for an appliance and a door leading out to the back garden. The sitting room/bedroom five was previously the garage which was converted back in 2007 and has a window to the front with a storage cupboard at the rear; previously used as a bedroom but could be ideal as a home office. Finally the sun room is a beautiful space at the rear of the property with windows overlooking the garden and French doors opening out, fitted carpet and an electric fire. The back section of the property could easily be utilised as a self contained annex with bedroom, lounge area and bathroom. The utility room offers versatility to become a kitchen and the door from the garden could be the entrance.

To the first floor the stairs and landing are carpeted and there is a handy storage cupboard ideal for towels, bedding etc, a window to the side and doors to all four bedrooms and the family bathroom. The

main bedroom is a spacious double room with window to the front, ample space for a king size bed, matching wardrobes and bedside furniture to remain. Bedrooms two and three are also spacious double rooms with windows to the rear overlooking the garden and matching wardrobes and bedside furniture. Bedroom four is a double room positioned to the front and currently used as a craft room but comfortably fits a double bed. The family bathroom is fitted with a four piece suite and comprises of a panelled bath, WC, shower cubicle with an electric shower and a pedestal wash hand basin. There is a handy storage cupboard, ideal for towels. has tiled flooring and the walls are part tiled

The property is approached by a concrete driveway allowing off road parking for multiple vehicles and stands elevated from the road with the front garden laid to lawn and surrounded by natural hedging. There is side access and the rear garden has a patio area leading from the house with the remainder of the well-stocked garden, laid to lawn, trees and shrubs. Brick built storage shed.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band G  
EPC Rating C

## Referral Fees

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

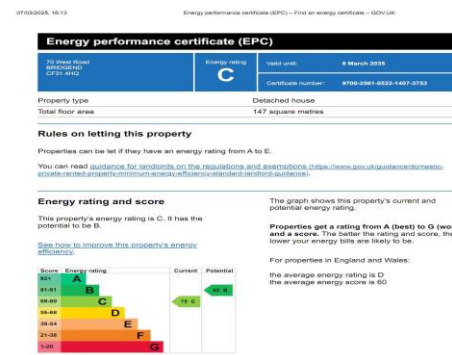
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



<https://find-an-energy-certificate.service.gov.uk/energy-certificates/07003055-1013-0823-1407-3753>

## Directions

To travel from HRT Bridgend at CF31 1LH to 70 West Road, Bridgend CF31 4HQ, follow these directions: Starting Point: Begin at HRT Bridgend, located at CF31 1LH. Head West on Caroline Street: Exit the premises and turn left onto Caroline Street. Continue onto West Road: Follow Caroline Street as it becomes West Road. Arrive at 70 West Road: Continue on West Road for approximately 1 mile. Your destination, 70 West Road, will be on your left. The entire journey

Viewing strictly by appointment  
through Herbert R Thomas

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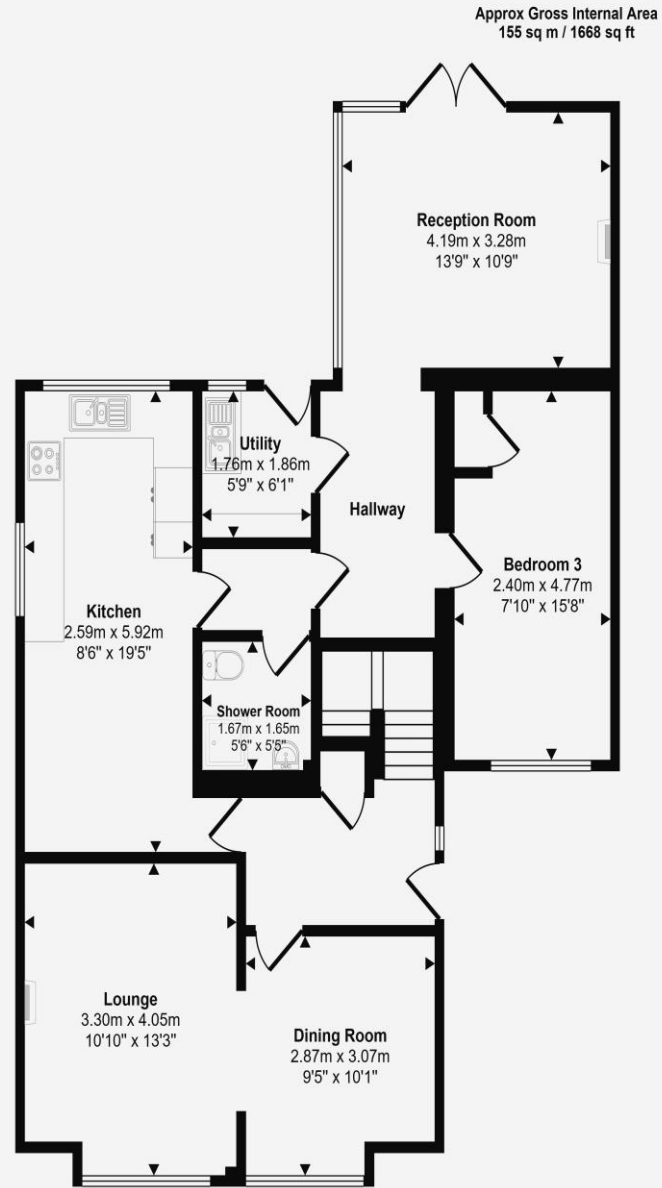
The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926

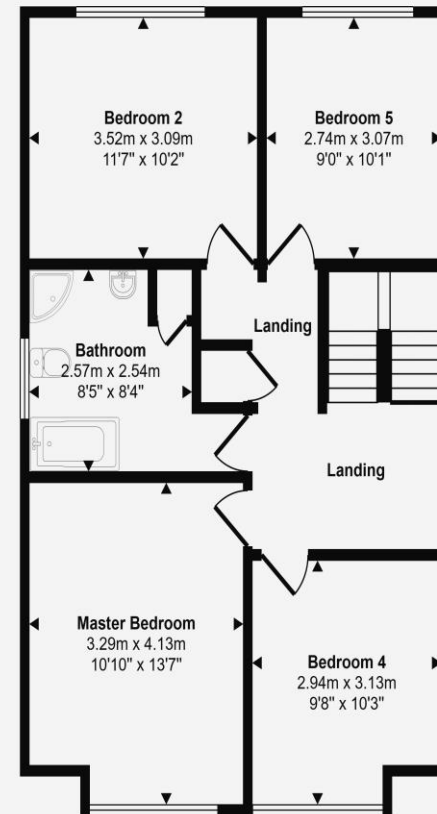
**RICS**

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.





**Ground Floor**  
Approx 92 sq m / 986 sq ft



**First Floor**  
Approx 63 sq m / 682 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.

