

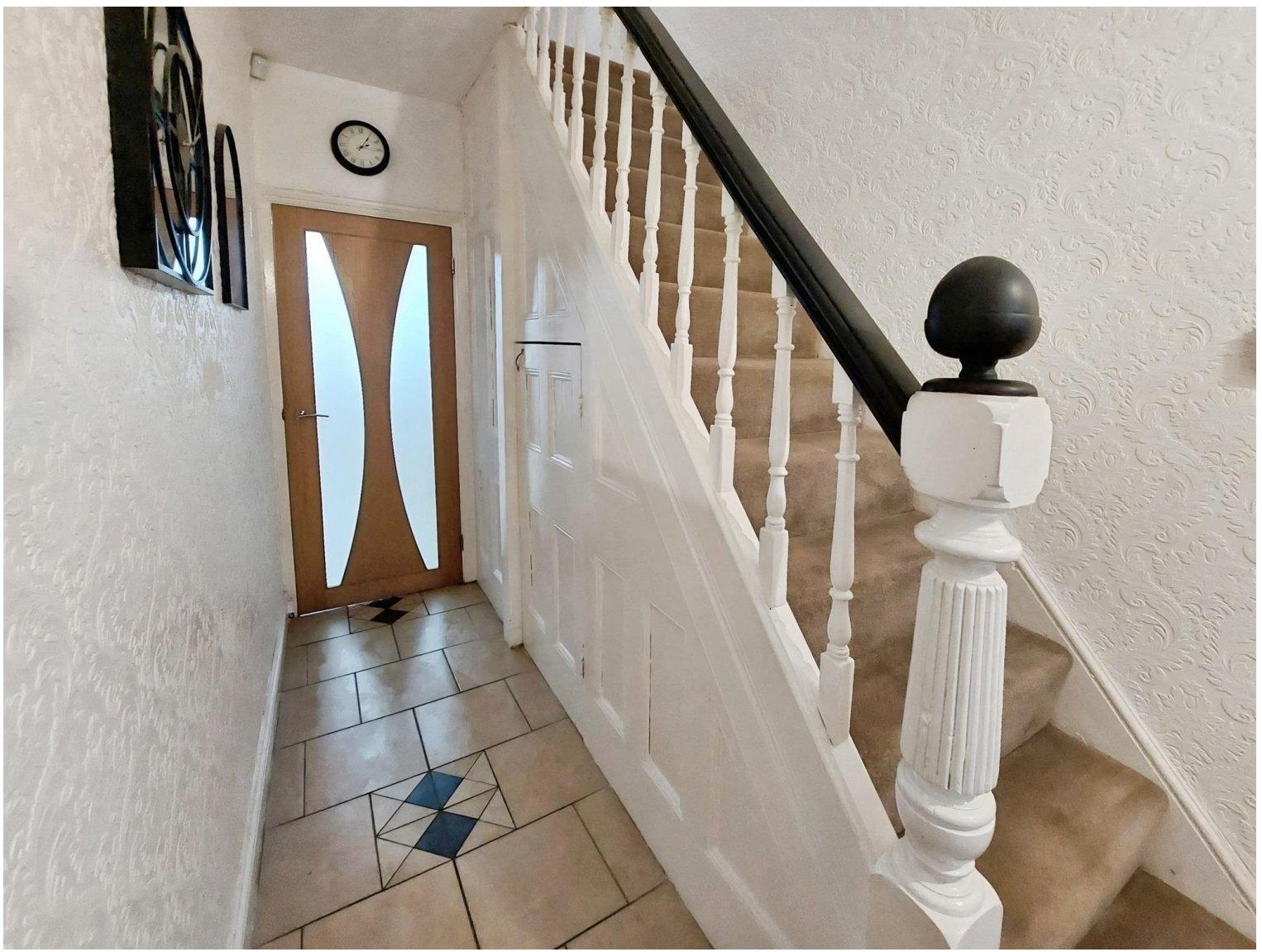


Acland Road, offers over £230,000

- Extended Edwardian mid-terraced double bedroom property
- South facing Garden with Garage to the rear
- Situated close to Bridgend Town Centre backing onto School Playing Fields
- Council Tax Band C
- UPVc Double glazing and Central Heating throughout



 3
  1
  2



About the property

Situated in the ever-popular Acland Road, just a short distance from local primary schools, Bridgend railway station, the town centre, and with excellent access to the M4, this beautifully presented and extended mid-terrace property offers spacious accommodation with charm, character, and versatility.

An inviting entrance porch with original tiling opens into a welcoming hallway featuring original panelled detailing to the staircase, setting the tone for the style and period features found throughout. The ground floor hosts an impressive open-plan lounge/diner, perfect for modern family living and entertaining.

To the rear, the property has been extended to provide a larger-than-average kitchen offering generous workspace and plenty of room for appliances. Beyond this sits a highly versatile additional reception room, ideal as a home office, playroom, second sitting room, or even guest accommodation if required.

Externally, the property benefits from an outside WC attached to the side of the extension and a garage to the rear, providing secure parking or valuable storage. The larger-than-average rear garden, which spans the double width of the property, offers excellent outdoor space and superb potential.



Accommodation

Entrance Hall

12' 2" x 10' 3" (3.71m x 3.12m)

Cloakroom

Bedroom Three

Lounge/Diner

11' 7" max x 9' 8" max (3.53m max x 2.95m max)

24' 10" max x 9' 4" max (7.57m max x 2.84m max)

Bathroom

Dining Room

Garage

14' 10" max x 9' 4" max (4.52m max x 2.84m max)

Kitchen

19' 1" max x 9' 5" max (5.82m max x 2.87m max)

First Floor

Landing

Bedroom One

15' 11" max x 13' 1" max (4.85m max x 3.99m max)

Bedroom Two

01656 657201

bridgend@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan