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herbert r thomas

29 Acland Road
Bridgend, CF31 1TF

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Asking price **£209,950**

Herbert R Thomas are delighted to present this generously proportioned bay-fronted three-bedroom terrace, ideally positioned within moments of Bridgend town centre, railway station, and the M4 at Junction 36. Offering spacious living accommodation across two reception rooms, a large kitchen/diner, a low-maintenance rear garden, and a detached double garage—this superb property combines character with convenience.

Three double bedrooms

Detached double garage with power and lighting

Two reception rooms

Spacious kitchen/diner with utility cupboard and downstairs W.C

Family bathroom with shower over bath

Enclosed courtyard front garden and low-maintenance rear garden

Prime town-centre location within walking distance of Bridgend train station

Viewings highly recommended





Entered via a PVCu double-glazed front door, the property opens into a porch leading through a further glazed internal door into a welcoming entrance hallway with ornate balustrade staircase rising to the first floor, under stairs storage, and access to all ground floor living areas. To the front, the lounge enjoys a large bay window, high ceilings with decorative coving, and a central feature fireplace offering a light and airy yet homely living space. The second reception room overlooks the rear garden via PVCu double-glazed French doors, providing a flexible area for formal dining, home working, or secondary living. The spacious

kitchen/diner is fitted with a matching range of base and wall-mounted units with complementary work surfaces and tiled flooring. It benefits from a 1½ bowl stainless steel sink with mixer tap, built-in oven, four-ring gas hob with extractor above, and two side windows. Double doors open to the rear garden, while a doorway leads through to a utility area and a convenient downstairs W.C., fitted with a two-piece suite

On the first floor, the landing gives access to all three bedrooms and the family bathroom, as well as loft space. The principal bedroom spans

the full width of the property and benefits from both a bay window and a second front-facing window, creating an exceptional main bedroom filled with natural light. Bedrooms two and three are both generous doubles with PVCu windows overlooking the rear. The family bathroom is finished with full-height tiling and a contemporary three-piece suite comprising a P-shaped bath with shower over, vanity wash hand basin, and close-coupled W.C., along with tiled flooring and an obscured window to the side.

Outside, the front of the property is enclosed with wrought iron railings, artificial lawn, and a central pathway to the entrance. To the rear lies a low-maintenance garden, laid to artificial lawn with a pathway leading directly to a detached double garage, equipped with power, lighting, and ideal for secure parking or storage.

**Approx Gross Internal Area
115 sq m / 1234 sq ft**



**Ground Floor
Approx 58 sq m / 622 sq ft**

**First Floor
Approx 57 sq m / 612 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.





Tenure

Freehold

Services

All mains services
Council Tax Band C
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 our Bridgend office on Derwen Road (CF31 1LH), head south onto Nolton Street, continuing as it becomes Brackla Street. Turn left onto Tremains Road (B4181), then right onto Minerva Street. Follow the road as it becomes Morfa Street and turn right onto Acland Road. The property will be on your right-hand side. For further information or to arrange a viewing, please contact Herbert R Thomas, Bridgend.

Viewing strictly by appointment through Herbert R Thomas

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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.

