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8 Station Row
Pontyrhyl, Bridgend,
CF32 8PJ

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8 Station Row

Asking price **£129,950**

Nestled in the picturesque village of Pontyrhyl, 8 Station Row enjoys charming outlooks of green scenery and rolling valley views.

Charming stone-fronted property with valley and green scenic views

Spacious lounge-diner with multi-fuel log burner and exposed stone fireplace

Well-proportioned rooms throughout including two generous double bedrooms

Cosy, characterful home with modern upgrades and warm, welcoming feel

Stylish kitchen with wooden chevron worktops, integrated appliances & quarry tiles

Separate utility room and space for two appliances

Private tiered rear garden with lawn, chippings, and covered storage area





This stone-fronted, characterful two-bedroom mid-terrace property offers a cosy cottage feel while benefiting from well-proportioned reception and bedroom spaces, creating a warm and welcoming home. Its Station Row position provides a sense of privacy whilst remaining only a short drive from local schools, shops, amenities and offering excellent access to Junction 36 of the M4.

The property is entered via a partly stained-glass glazed door into an inviting entrance hall with tiled flooring and sleek half-tiled walls, leading through a wooden door into the impressive lounge-diner. This spacious social area manages to feel open yet cosy, with defined lounge and dining zones, fully laminated flooring, a staircase to the first floor and access to the kitchen. The lounge features a multi-fuel log burner set within a stunning exposed stone fireplace with alcove shelving, complemented by a front double-glazed window that frames the green landscape and allows natural light to fill the room. The dining area provides ample space for furniture and includes a generous downstairs area currently used as a desk and office space.

The kitchen is fitted with a matching range of base and eye-level units topped with wooden chevron worktops, sleek tiled splashbacks, a stainless-steel sink with mixer

tap, integrated fridge-freezer, built-in oven, four-burner gas hob with extractor fan, and finished with classic quarry floor tiles. The kitchen flows seamlessly into the utility room, which offers matching worktops, space for two appliances, additional storage and a double-glazed window and door leading out to the garden.

The first-floor landing is carpeted and provides access to the loft, two bedrooms and the bathroom. The main bedroom is a generous double with laminate flooring, a large front window and ample space for furniture, currently arranged as a multi-purpose area incorporating a home office and pull out double bed, it still remains as the principle bedroom. Bedroom two is another well-

sized double with laminate flooring and a rear aspect overlooking the garden. The bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin and panelled bath with overhead shower, accompanied by fully tiled walls and flooring and an obscure-glazed side window.

Externally, the rear of the property features a fully enclosed tiered garden, with the lower level providing covered storage ideal for bikes and outdoor equipment. Steps rise to upper tiers laid to lawn and chippings, offering elevated views, a peaceful green setting and multiple areas for outdoor furniture perfect for enjoying the sun and surroundings.





Tenure

Services

All mains services
Council Tax Band A
EPC Rating D

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 36 of the M4 follow the signs for the Garw Valley taking the A4061 through Bryncethin, at the second set of traffic lights turn left onto the A4065. Take the second exit off the roundabout and the next right onto the A4065, follow this road into Llangeinor Village and out the other side towards Pontyrhyl taking a left turn just before Bryn Cottages.

Viewing strictly by appointment
through Herbert R Thomas

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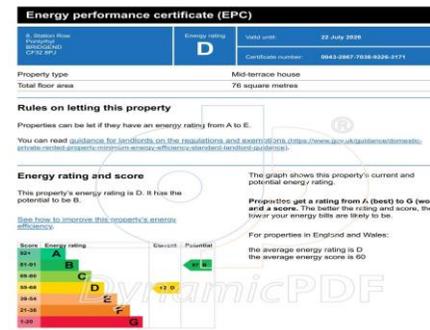
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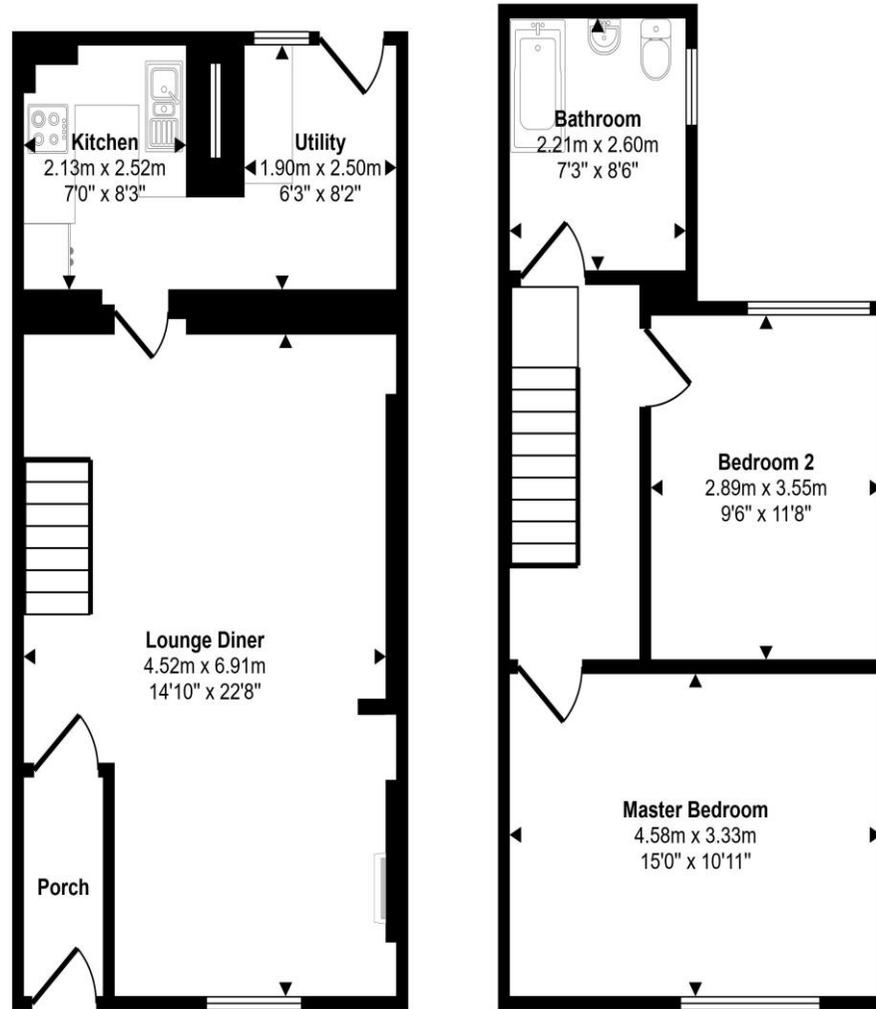
Information for Consumers on EPC Ratings: www.consumer.gov.uk



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.



Approx Gross Internal Area
85 sq m / 920 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft

First Floor
Approx 39 sq m / 422 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.

