



herbert r thomas

40 Acland Road  
Bridgend, CF31 1TF

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## 40 Acland Road

Asking price **£165,000**

A stunning, generously proportioned Edwardian bay fronted terrace home with southerly facing garden and off-road parking, situated within close proximity to Bridgend town centre and railway station.

Stunning Edwardian bay fronted property

Southerly facing rear garden

Off-road parking

Two double bedrooms

Many original features

Generous living accommodation

Viewing is highly recommended

No ongoing chain



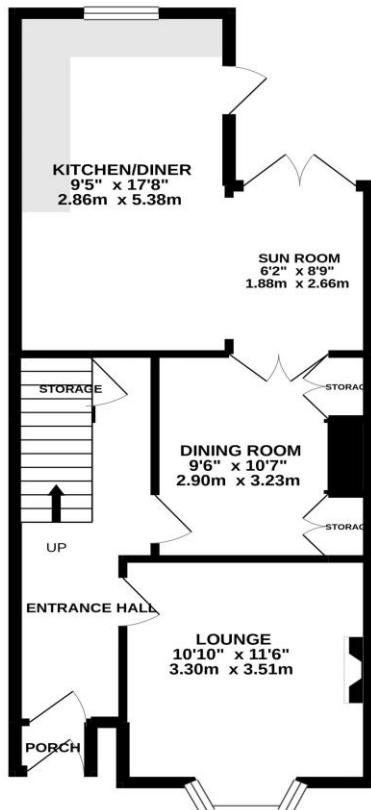


Situated within close proximity to Bridgend Town Centre and local railway station is this stunning generously proportioned Edwardian bay fronted terraced home, with southerly facing rear garden and off-road parking.

The property is entered via a composite and double glazed door into an entrance hallway with quarry tile flooring, ornate mouldings to ceiling, Dado rail, an original staircase rising to first floor landing and doorways to the lounge, dining room and kitchen/diner. The lounge is a light and airy space with high ceilings, large bay window to the front, picture rail and a cast iron wood burning stove.

The dining room has high ceilings, picture rail and original storage units flanking the chimney breast. Double doors lead through to a sun room with tiled flooring,

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.

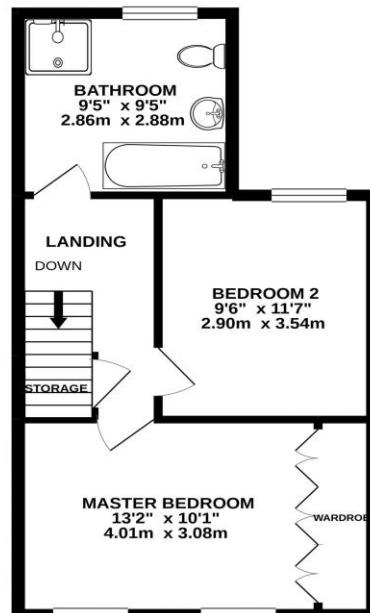


TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, floors and ceiling heights are approximate and no guarantee can be given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
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polycarbonate roof PVCu double glazed French doors to the rear and open plan access to the kitchen/diner. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over. There is a stainless steel sink unit with swan neck mixer tap, plumbing and space for appliance, integrated oven with four ring gas hob and extractor hood over, PVCu double glazed window and door to the rear garden, a continuation of the tiled flooring from the sunroom and recessed spotlights.

To the first floor the landing has loft inspection point, door to over stairs storage cupboard and doorways to the two double bedrooms and family bathroom. The

1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



bathroom has been fitted with a four piece suite comprising of bath, pedestal wash hand basin, low-level WC and shower cubicle. There is a cupboard housing a combination boiler (fitted 2020), PVCu obscure double glazed window to the side, half height timber panelled walling and laminate flooring. The second bedroom has exposed painted floorboards, tile and turn PVCu double glazed window overlooking the southerly facing garden and picture rail. The master bedroom has twin windows to the front, picture rail and a bank of built-in wardrobes.

Outside to the front of the property is an enclosed courtyard garden with pathway leading to the front door. To the rear of the property is a generous size southerly facing garden which has been laid to gravel pathways, flagstone sitting areas, lawn with borders of mature hedgerow and a gated hardstanding beyond.

Viewings on the property are highly recommend it to appreciate the original features, gardens and location on offer.





## Directions

From our office travel along Nolton Street bearing left at Wilkinsons and proceed to the top of the hill, turning left at the traffic lights onto Tremain's Road. At the next set of traffic lights turn right, and immediately left and follow this road as it bears around Pen-Y-Bont Primary school and leads onto Acland Road where number 40 will be found approximately 3/4 of the way up the road on the right hand side.

## Tenure

Freehold

## Services

All mains  
Council Tax Band C  
EPC Rating D

6/4/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)



Property type  
Mid-terrace house

Total floor area  
90 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can need guidance for landlords on the regulations and exemptions at [www.gov.uk/government/microsites/letting-energy-efficiency/allowances](https://www.gov.uk/government/microsites/letting-energy-efficiency/allowances).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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.



