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2 Alma Terrace
Aberkenfig,
Bridgend,
CF32 9AL

2 Alma Terrace

Asking price **£460,000**

Situated in an elevated position on approximately a third of an acre corner plot is the characterful and modernised 1900s, detached with five bedrooms, three reception rooms, detached double garage and off-road parking.

Five-bedroom detached family home

Large plot of approx. acre in elevated position

Stunning blend of original cottage charm and contemporary open-plan living

Triple-glazed windows throughout

Spacious lounge plus open-plan kitchen/dining/family area

Bar area, sitting room and utility with downstairs WC

Principal bedroom with vaulted ceiling,

Wraparound gardens with multiple seating areas and timber outbuildings

Detached garage with boarded loft storage

Excellent access to local amenities, train station and J36 of the M4





Set within an elevated plot of approximately a third of an acre, this unique five-bedroom detached home offers an exceptional blend of character, charm and contemporary open-plan living. Thoughtfully modernised and extended, the property sits in the heart of Aberkenfig village and enjoys excellent commuter access, including proximity to the local train station and Junction 36 of the M4.

The property is entered via a composite front door into a welcoming hallway featuring exposed stonework, a dogleg staircase to the first floor, laminate flooring and a triple-glazed front window. Double doors lead into a generously sized lounge, filled with natural light from triple-glazed windows to the front and side. The open-plan kitchen and family space offers a modern yet rustic feel, fitted with matching base and eye-level units, butcher-block worktops, twin butler sinks, ceramic hob, tiled flooring and exposed stone walls. French doors open onto the rear garden, while a feature fireplace adds warmth and character. The kitchen links to both the sitting room and utility area. The sitting room features vinyl flooring and a cosy cast-iron wood-burning stove, flowing into the bar area with further triple-glazed windows. The utility room provides shelving, appliance

space and access to the downstairs cloakroom, fitted with a modern two-piece suite.

Upstairs, the spacious gallery landing is illuminated by a Velux window and gives access to all bedrooms and the family bathroom. The bathroom includes a four-piece suite with double shower, vanity unit, WC, bath, exposed wooden flooring and a useful airing cupboard housing the Baxi combination boiler. Bedrooms three, four and five all feature exposed wooden floors and triple-glazed front windows. Bedroom two enjoys a vaulted ceiling, recessed spotlights, sliding doors to a Juliet balcony and

a generous four-piece ensuite with roll-top bath, open shower, vanity basin and slate tiled floor.

Externally, a small courtyard sits to the front, while the side and rear offer a substantial wraparound garden with lawned areas, timber outbuildings and decked seating zones. A detached garage is accessed directly from the main road, with boarded loft space for additional storage.

Early viewing is highly recommended to appreciate the space, character and individuality this property offers.





Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating C

Referral Fees

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

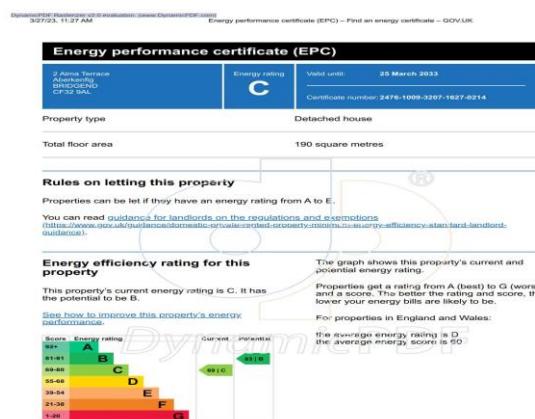
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



Directions

From junction 36 of the M4 (Sarn), follow signs for Maesteg. Proceed down the dual carriageway passing through three sets of traffic lights and at the roundabout proceed directly over, signposted Aberkenfig. Proceed along this road for approximately 200 yards. Take the left second left onto Alma Terrace with a property will be found on the left hand side as indicated by a for sale board.

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**

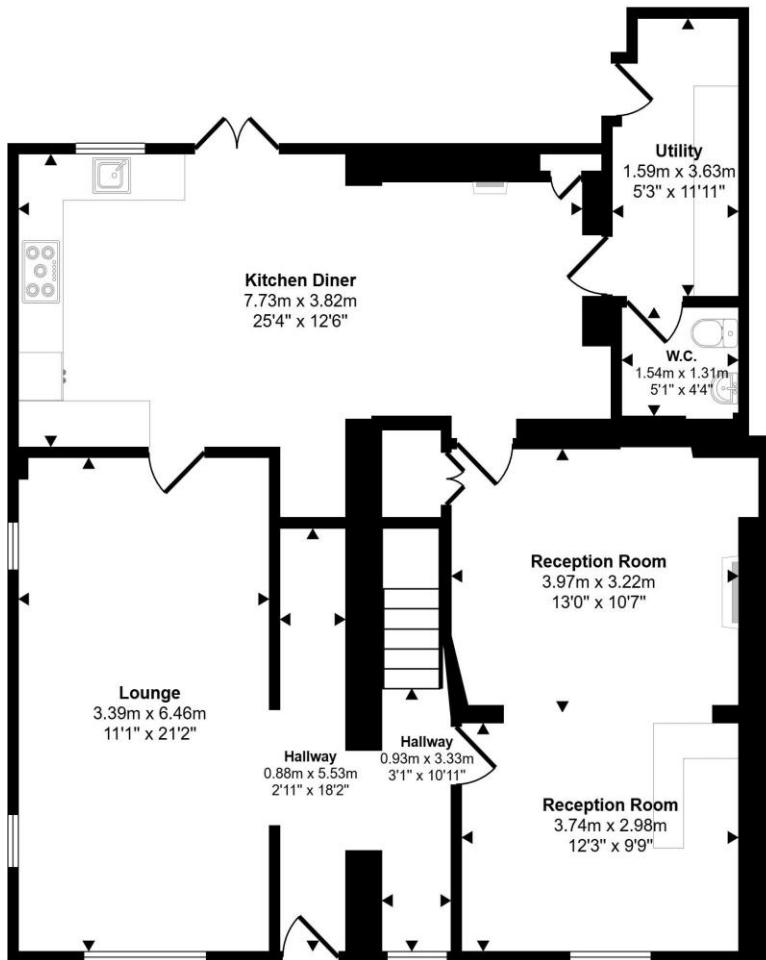
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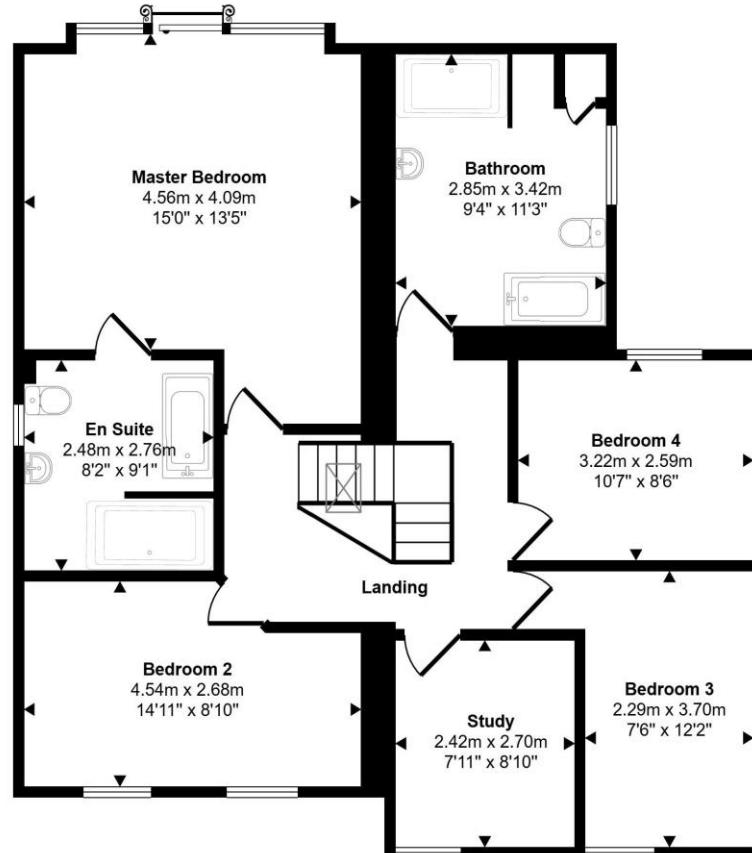
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
197 sq m / 2125 sq ft



Ground Floor
Approx 106 sq m / 1140 sq ft



First Floor
Approx 92 sq m / 985 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.

