

hrt
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7 St. Christophers
Road
Bridgend, CF31 1RU

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7 St. Christophers Road

Asking price **£200,000**

Offered to the market with no onward chain is this well-presented three-bedroom semi-detached bungalow sitting on a generous plot with a south-facing garden and detached garage

Located close to schools, shops, amenities, and transport links

Excellent commuter access via Junction 36 of the M4

Short distance to the Princess of Wales Hospital

Charming three-bedroom semi-detached bungalow

Generous plot with a south-facing rear garden

Detached garage plus a large driveway providing ample off-road parking

Versatile ground-floor layout with multiple reception options

Spacious lounge with feature fireplace and large front window





Located in Bridgend within a short distance of local schools, shops, amenities, excellent transport links, the Princess of Wales Hospital, and superb commuter access via Junction 36 of the M4, this charming and well-presented three-bedroom semi-detached bungalow sits on a generous plot with a south-facing garden and detached garage. Offered to the market with no onward chain, the property combines convenience, practicality, and character, making it an appealing home for a wide range of buyers.

The property is entered through a part-glazed UPVC door into a welcoming entrance hallway, with a staircase rising to the first-floor landing and doorways leading to the lounge, kitchen, bathroom, ground-floor bedroom, dining room as well as a useful under stairs storage cupboard. The lounge is an impressive reception room, laid to carpet and featuring a large double-glazed window to the front that allows natural light to pour into the space. A cosy feature fireplace forms the central focal point, creating a warm and inviting atmosphere. The kitchen is fitted with a matching range of base and eye-level units with rolled worktop space, a stainless-steel sink with mixer tap, and space for a cooker, fridge-freezer, and washing machine. Splashback tiles, double-glazed windows to the front and side, and a door leading out onto the driveway complete this practical and functional space. The dining room is another generous reception room or versatile multi-purpose space, featuring a large double-glazed window overlooking the south-facing garden and useful built-in storage cupboards. This room offers excellent flexibility for the next owner, whether used as

a formal dining area or second sitting room. The ground-floor bedroom is also well proportioned and can serve as a bedroom or additional reception room, benefiting from a double-glazed window with views over the sunny rear garden. The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash-hand basin, and panel bath, with half-tiled walls and an obscure-glazed window to the side.

To the first-floor landing, doorways lead to two further bedrooms and a WC. The WC includes a low-level WC, corner wash-hand basin, half-tiled walls, and an obscure-glazed window to the rear. The main bedroom is an impressive double room with ample space for furniture and a dressing area, a double-glazed window overlooking the garden, and a built-in storage cupboard housing the recently fitted combination boiler. Bedroom two is another good-sized double room, laid to

carpet with useful wardrobe space and a double-glazed window to the side.

Externally, the property is approached via a generous gated driveway providing ample off-road parking and leading to a detached garage positioned to the rear. The front garden is designed for low maintenance, featuring decorative gravel, established shrubs, and defined borders that enhance the kerb appeal. To the rear, the south-facing garden enjoys sunlight throughout the day and is thoughtfully arranged with a combination of paved patio areas and gravel sections, creating versatile spaces for outdoor seating, entertaining, or relaxation. Mature hedging and fencing provide privacy while keeping the layout practical and easy to maintain. The detached garage offers excellent storage or parking options and is complemented by further driveway space, making this an ideal home for buyers seeking both outdoor enjoyment and practical parking solutions.





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

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Directions

From Junction 36 of the M4 Motorway follow the signs for Bridgend heading South passing over the first round about and take the second exit on the second roundabout onto Litchard Hill. Follow the road to the set of traffic lights and bear right onto Litchard terrace. Follow the road along passing under a railway bridge and take the next right and then turn left on St Christophers Road where property will be on left hand side

Viewing strictly by appointment
through Herbert R Thomas

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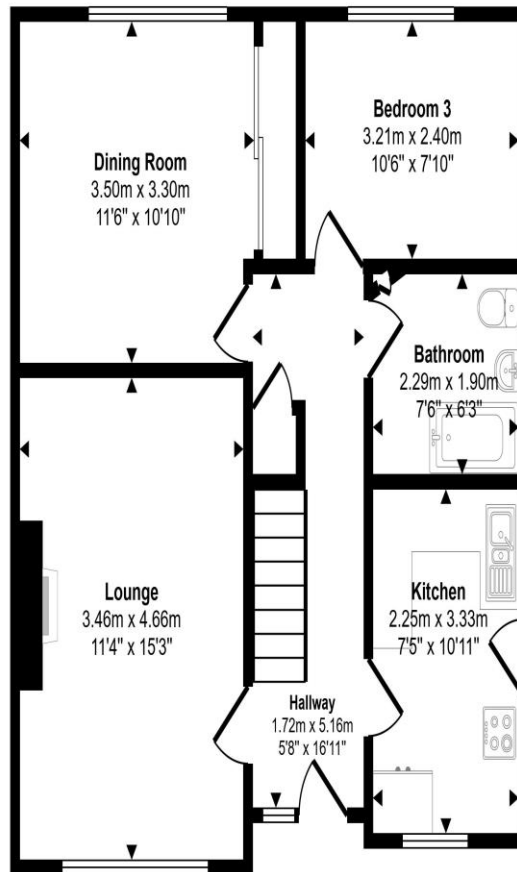
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



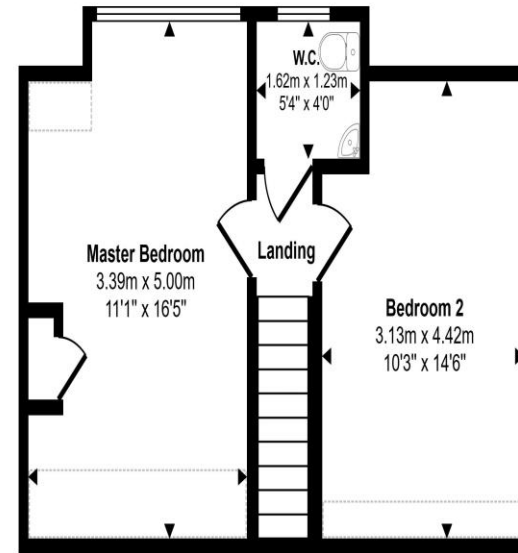
Approx Gross Internal Area
97 sq m / 1042 sq ft



Ground Floor
Approx 60 sq m / 651 sq ft

 Denotes head height below 1.5m

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.



First Floor
Approx 36 sq m / 392 sq ft

