



Acland Road, Bridgend, Bridgend County.  
CF31 1TF

£200,000



## Acland Road, Bridgend, Bridgend County. CF31 1TF

A well presented FIVE bedroom VICTORIAN end of terrace town house. Within walking distance to Bridgend town centre, train & bus stations, and local primary school. TWO reception rooms, two sun rooms, single garage. INTERNAL VIEWING HIGHLY RECOMMENDED to fully appreciate this unique property.

£200,000 - Freehold

- VICTORIAN FIVE DOUBLE BED end terrace house
- 2 reception rooms & 2 sun rooms
- Original features throughout
- En-suite to Master Bedroom
- Extra wide single garage/ EPC -D
- Low maintenance courtyard garden
- INTERNAL VIEWING HIGHLY RECOMMENDED



## DESCRIPTION

A well presented 5 bedroom end of terrace town house which dates back to 1857. With many original features throughout including high ceilings, original oak doors, staircase, skirting. Original cornicing, ornate coving and wrought iron fire to the lounge. The two bedrooms to the second floor would have been the servants quarters in the 1800's. The property is very deceiving with what the vendors call 'tardis' like qualities.

The property also benefits from 2nd reception room, two sun rooms, en-suite to master bedroom and downstairs w.c. Internal viewing highly recommended to fully appreciate this property which is brimming with original and quirky features.

## ENTRANCE

Via part glazed composite door into entrance porch.

## ENTRANCE PORCH

Skimmed and coved ceiling, emulsioned walls with dado rail and papered walls below, original tiled flooring, original Oak door with etched opaque glass into the entrance hall.

## ENTRANCE HALL

Skimmed and coved ceiling, many original features remain in the property including the original arch way and cornicing to the entrance hall. Emulsioned walls with dado rail, radiator with radiator cover and wood effect laminate flooring. Oak staircase to first floor with open balustrade and fitted carpet.

## LOUNGE/DINER (25' 7" x 13' 3") or (7.81m x 4.04m)

Skimmed and coved ceiling, original large bay window to front with PVCu double glazed units. Two PVCu double glazed windows, one to side aspect and one to rear which looks into one of the two sun rooms. Papered walls with picture rail and one wall feature wallpaper, the focal point of the room is the original open cast iron fireplace (not in use), two radiators and wood effect laminate flooring.

## KITCHEN/BREAKFAST ROOM (11' 11" x 11' 2") or (3.62m x 3.41m)

Skimmed ceiling, modern spot light bar, smoke detector, emulsioned walls with original picture rail, tongue and groove panelling, wood effect laminate flooring and under stairs storage cupboard. A range of base units with one and a half bowl stainless steel sink with mixer tap, space for washing machine, dishwasher, fridge/freezer. Freestanding kitchen island offers a breakfast bar area and preparation area, free-standing electric oven with cooker hood. PVCu double glazed window looks into the sun room which is accessed by a hard wood part glazed internal door.

## SUN ROOM (13' 5" x 5' 5") or (4.08m x 1.65m)

The sun room is accessed via the kitchen and is fitted with a polycarbonate roof, PVCu tongue and groove panelling to the walls and a double glazed unit offers natural light into the lounge. PVCu double glazed window overlooks the rear courtyard, with a PVCu double glazed door offering access to the side aspect. Wood effect laminate flooring.



## RECEPTION 2 (17' 9" x 8' 10") or (5.40m x 2.68m)

Accessed via the kitchen/breakfast room. Skimmed emulsioned apex ceiling with two Velux windows, part emulsioned and part tongue and groove walls, radiator, PVCu double glazed window looks into the second sun room, with a single glazed window overlooking the rear courtyard, the part glazed hardwood door gives access into the sun room. Wood effect laminate flooring. Off reception room two you will find the original cold store pantry and access to the downstairs w.c.

## SUN ROOM (12' 10" x 5' 4") or (3.91m x 1.62m)

Polycarbonate roof, PVCu double glazed units to two sides, PVCu part double glazed door giving access to rear courtyard. Continuation of the wood effect laminate flooring that leads from reception room 2.

## DOWNSTAIRS W.C.

Papered emulsioned ceiling, emulsioned walls, part tongue and groove panelling, w.c. set within pine unit, radiator and original pine flooring.

## FIRST FLOOR LANDING

Via original oak staircase with open balustrade and fitted carpet onto the half landing, storage cupboard with oak doors. Three steps lead up to the master bedroom. a further four steps lead up onto the main landing.

## MASTER BEDROOM (12' 3" x 11' 3") or (3.74m x 3.42m)

An impressive high ceiling offers a sense of space in this light and airy master bedroom. Finished with skimmed ceiling, emulsioned walls, PVCu double glazed window to side aspect, built in wardrobe housing gas combination boiler and fitted carpet. Two steps lead down to the ensuite shower room.

## EN-SUITE SHOWER ROOM (11' 10" x 4' 11") or (3.61m x 1.49m)

Emulsioned ceiling, part original brick and wood panel walling, PVCu frosted double glazed window to rear aspect, radiator and fitted carpet/wood effect laminate flooring. Three piece suite comprising low level w.c., pedestal wash hand basin with tiling to splash back area and tiled double shower enclosure with mains fed shower and sliding glass door.

## BEDROOM 2 (16' 6" x 13' 9") or (5.02m x 4.18m)

Bedroom two is a large double bedroom that benefits from two large windows to the front aspect, one being the original bay window with oak frame and PVCu double glazed units. The bedroom is finished with artexed ceiling, radiator, emulsioned walls with picture rail and fitted carpet.

## BEDROOM 3 (11' 9" x 10' 6") or (3.57m x 3.19m)

Currently used as a study. Papered emulsioned ceiling, papered and emulsioned walls with picture rail, wood effect laminate flooring, PVCu double glazed window to rear aspect, radiator, fully tiled corner shower enclosure with electric shower and glass pivot door.

## SECOND FLOOR LANDING

Originally this area of the house would be the servants sleeping quarters. Via staircase with open balustrade and fitted carpet. Single glazed roof light and centre light. Papered and emulsioned ceiling, smoke detector and emulsioned walls with picture rail.



## **BEDROOM 4 (23' 2" x 10' 4") or (7.07m x 3.16m)**

Papered and emulsioned ceiling, centre light, original oak beams, emulsioned walls, single glazed roof light, PVCu double glazed unit to side aspect, radiator and wood effect laminate flooring.

## **BEDROOM 5 (11' 1" x 8' 0") or (3.38m x 2.45m)**

Original single glazed roof light, papered/emulsioned ceiling and walls, centre light and wall light, original oak beams, radiator and wood effect laminate flooring.

## **OUTSIDE**

The rear courtyard is bounded by the original stone walling and rendered breeze block wall, laid to block paviour with borders for planting.

The front of the property is bounded by original stone walling and wrought iron railings, wrought iron gate gives access to the front path which leads to the front door. The front is laid to block paviour which offers a low maintenance garden with corner border for planting.

## **GARAGE**

Extra wide single garage to the rear accessed via pedestrian door from the courtyard garden and traditional up and over door at street level.

## **DIRECTIONS**

From Bridgend town take the link road onto Acland Road, follow the road around to the right and the property can be found on the left.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)