



hrt

herbert r thomas

hrt.uk.com

Llwyn Celyn

Bryncethin, Bridgend, , CF32

9YR

Llwyn Celyn

Asking price **£160,000**

Situated in a popular Bryncethin location is this well presented three bedroom semi detached property on a unique plot that offers a workshop and single garage.

Three double bedrooms

Garage and separate workshop

Close proximity to junction 36 of the M4, transport links and local amenities

Four piece suite bathroom

Ensuite in the master bedroom

Unique plot

Viewing recommended





Within close proximity to Junction 36 of the M4 and transport links is this well presented a three bedroom property with lots to offer.

The property is entered via a partly glazed UPVC door into an entrance hallway with staircase rising to the first floor landing and doorway that leads to the lounge/diner.

The lounge/diner is a generous open plan space with a large double glazed UPVC window to front, a double glazed UPVC window to rear, door to under the stairs storage and doorway to kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with square worktops over. There is a stainless

steel sink with mixer tap, four burner gas hob with a complimentary extractor fan overhead, space for two appliances, tiled flooring, double glazed window to rear, partly glazed door giving access to the garden and doorway to the bathroom. The bathroom has been fitted with a four piece suite comprising of low-level WC, wash hand basin, corner shower suite and panel bath with shower wand attachment. There are fully tiled walls and obscure glazed window to side.

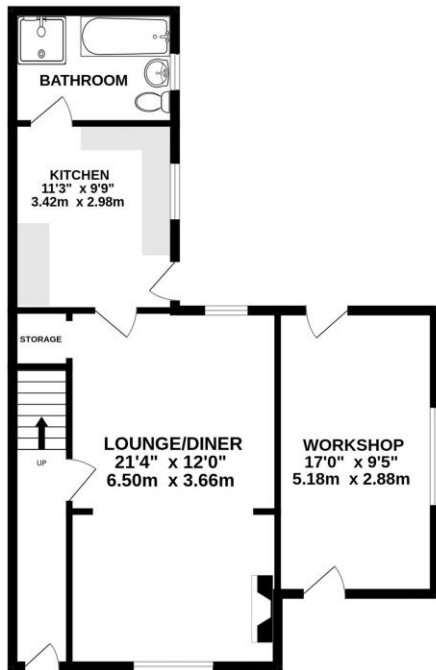
To the first floor landing is a loft inspection point and doorways to all three bedrooms. The master bedroom is a generous sized double room with built-in wardrobes, twin double glazed windows to front and doorway to ensuite. The

ensuite has been fitted with a three-piece suite comprising of low-level WC, wash hand basin with storage unit below and walk in shower. There is half height tiling to walls and full height tiling to wet areas. Bedroom two is another generous double room with a large double glazed window to rear. Bedroom three is another double room has built-in storage, wash hand basin with storage beneath and a double glaze window to side. To the front of the property is gated access to both footpath and driveway ahead of the single garage. The garden is laid to lawn with brick paved pathway giving access to the rear of the property and around the workshop which can be accessed via front and rear doors. To the rear of the property is the continuation of brick paved pathway leading to an enclosed low maintenance section of the garden with access point to kitchen.

Additional Note: The side garden is currently rented for £200 per annum. The land belongs to the common. Speak to agent for further details. Viewings are highly recommended to appreciate the offer in hand.

Material Information regarding this property please contact the office for further information.

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 operability or efficiency can be given.
Made with Metropix ©2023.





Directions

From Junction 36 (Sarn) of the M4 follow signs for Bryncethin. Travel down the hill and through the traffic lights and before you reach the roundabout the property can be found on the left indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com



36(2), 4:02 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Llyn Dafydd Bryncethin CF31 1PH	Energy rating D	Valid until: 6 September 2032 Certificate number: 7732-5021-0200-0866-0202
Property type: End-terrace house		
Total floor area: 95 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rentals-energy-efficiency-ratings-and-landlords) (<https://www.gov.uk/guidance/domestic-private-rentals-energy-efficiency-ratings-and-landlords>).

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.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 50

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.

