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5 Clos Y Golomen

Bridgend,  
CF31 5FQ



## 5 Clos Y Golomen

Asking price **£500,000**

Situated in a private setting on the highly sought-after Broadlands development is this immaculately presented four bedroom detached Charles Church built property with double garage and spectacular views to rear, within close proximity to Bridgend Town Centre, local school, shops, amenities and junction 36 of the M4.

Charles Church executive property

Stunning views to the rear

Private setting and large driveway with double garage

Close proximity to local schools, shops, amenities and junction 36 of the M4

Four bedrooms, two with ensembles

Conservatory

Viewings are highly recommended









This immaculately presented Charles Church built four bedroom detached home with double garage, private driveway and stunning views with close proximity to Bridgend Town Centre, local schools, shops, amenities and Junction 36 of the M4.

The property is entered via a doorway with twin double glazed windows into an entrance hallway with staircase rising to the first floor landing and doorways that lead to the sitting room, dining room, study, cloakroom and kitchen/diner. The sitting room is an impressive size room laid to carpet, featured fireplace, coving to ceiling, double glazed window to side and double glazed UPVC French doors to the rear with views and access to the garden. The dining room is another impressive size room which is entered through wooden glass doors from the hall, currently being used as another reception room with twin double glazed UPVC windows to the front allowing lots of natural light to pour into the space. The study is an ample size room, laid to carpet with a large double glazed UPVC window to the front. The cloakroom has been fitted with a two-piece suite comprising; a low level WC and pedestal wash handbasin. The kitchen has been fitted with a matching range of base and eyelevel units with rolled worktop space over comprising a stainless steel sink with Swanneck mixer tap, built-in double oven, six burner gas hob, with complimentary extractor fan overhead, integral fridge, freezer, dishwasher and a double glazed UPVC window to the rear. There is a dining area that flows from the kitchen which creates a social aspect between the two spaces with built-in storage cupboards, doorway to the utility room and double glazed UPVC French doors to the conservatory. The conservatory is a double glazed UPVC construction with dwarf wall surround and a double glazed UPVC French doors to the side giving access to a patio section and the rear garden. The utility room has worktop space with a stainless steel sink, plumbing for two appliances and an obscure glazed door to side giving access to the driveway.

To the first floor landing there is a double glazed UPVC window to the rear showcasing stunning views, loft inspection point and doorways to all four bedrooms, family bathroom and cupboard. The master bedroom is an exceptional size room laid to carpet, benefits from built-in double wardrobes, double glazed UPVC windows to front and side and doorway through to the ensuite. The ensuite has been fitted with a three-piece suite, comprising; a lower level WC, pedestal wash handbasin and corner shower suite. There is a chrome hand towel rail, half tiled walls, feature shaving point and obscure glazed window to the rear. Bedroom two is an impressive size double room laid to carpet with a double glazed UPVC window to the rear with views out to the garden and doorway to an ensuite. The ensuite has been fitted with a three-piece suite comprising; a lower level WC, wash handbasin and shower. There are half tiled walls, chrome hand towel rail and a UPVC

double glazed window to the side. Bedroom three is a good size double room laid to carpet, benefits from built-in wardrobe and a double glazed UPVC window to the front. Bedroom four is a well-proportioned size room laid to carpet with twin double glazed UPVC windows to the front.

To the front of the property is a large driveway, providing ample off-road parking ahead of the double garage that benefits from power. The front garden is laid mostly to chippings with plants and shrubs and pathway leading to the property entrance. To the rear of the property is an enclosed private garden with stunning views out to the local fields. The garden has a good size lawn section with chipping surrounds as well as separate patio section and pathway to an additional space with patio area.

Viewings are highly recommended to appreciate the location and offer in hand.







### Directions

From Bridgend town centre, travel along Park Street and onto Bryntirion Hill, at the first set of traffic lights turn left into the Broadlands development, at the roundabout take the third exit, at the next roundabout take the 2nd exit, continue along this road and turn right, take the next right into Clos Y Golomen where the property can be found on the left-hand side from a shared private driveway.

### Tenure

Freehold

### Services

All Mains  
Council Tax Band G  
EPC Rating

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.

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Energy performance certificate (EPC)																																		
1 Clos Y Golomen BRYNTIRION CF31 1PH	Energy rating <b>B</b>	Valid until: 17 March 2024																																
		Certificate number: 9350-3036-9207-4766-0204																																
Property type	Detached House																																	
Total floor area	161 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-tenants-registered-property-information-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a>																																		
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<b>Energy rating and score</b>																																		
This property's energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to <a href="#">improve this property's energy efficiency</a> .		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.																																
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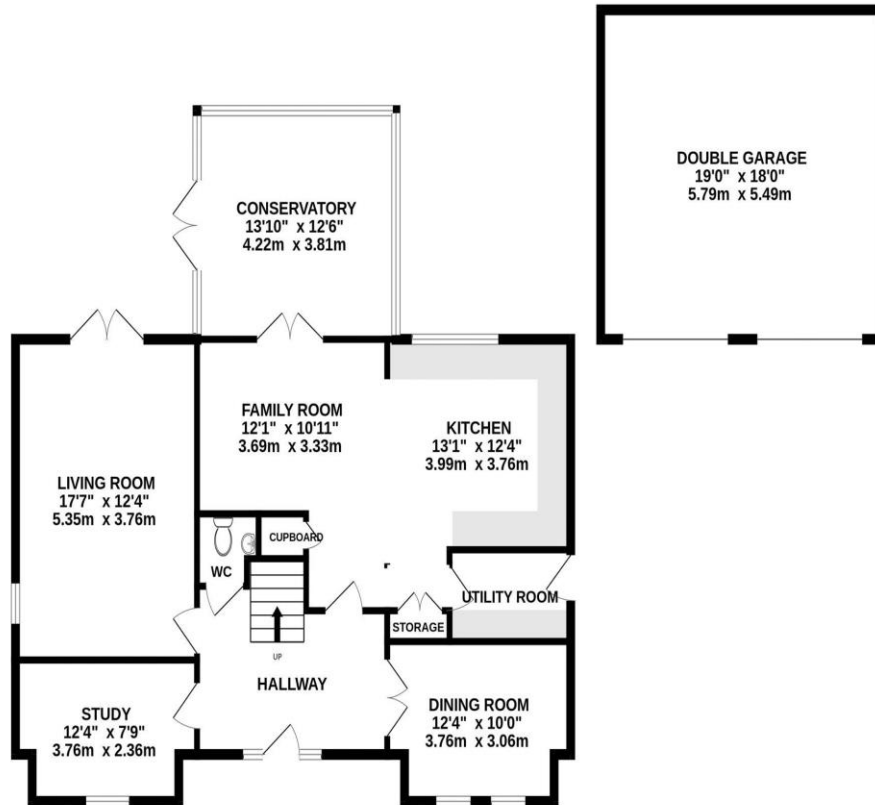
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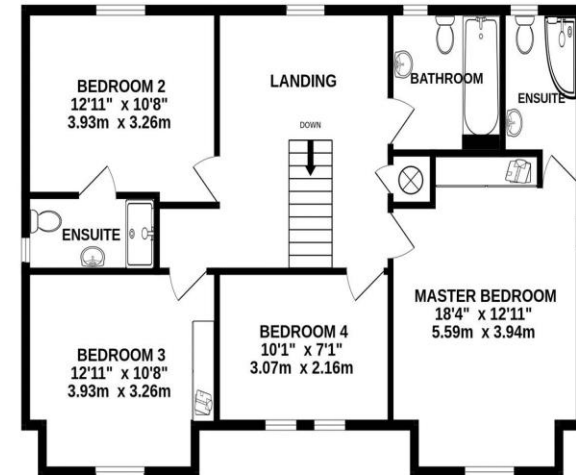




GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2308 sq.ft. (214.4 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.  
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