



**hrt**

herbert r thomas

16 Bryn Melys  
Bridgend, CF31 5DN

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## 16 Bryn Melys

Asking price **£327,000**

Situated on the highly sought-after Broadlands development within close proximity to shops, restaurants and Newbridge Playing Fields is this impressive four bedroom detached property with garage and situated on a corner plot in a quiet cul-de-sac location.

Four bedroom detached

Corner plot in a cul-de-sac location

Close proximity to local shops, restaurants and Newbridge Playing Fields

Two reception rooms

Front and rear gardens

Off-road parking

Viewings highly recommended





Situated in a pleasant cul-de-sac location on a corner plot in the sought-after Broadlands development is this generously proportioned four bedroom, two reception room detached property with garage.

The property is entered via door into an entrance hallway with high gloss tiled flooring and staircase rising to the first floor landing, door to useful under stairs storage cupboard, coving to ceiling and doorways to the kitchen/breakfast room, lounge, cloakroom and dining room. The dining room has coving to ceiling and a PVCu double glazed window to the front. The kitchen/breakfast room has been fitted with a matching range of base and eyelevel units with worktop space over, comprising sink unit with Swanneck mixer tap, tiled splashback's, built-in double oven, four ring ceramic hob, plumbing space for appliance, high gloss tiled flooring, PVCu double glazed

window and door to the rear garden and opening to the utility space. The utility space has been fitted with base units and worktop space over, plumbing space for appliances and a PVCu double glazed window to the side. The lounge is a good sized room with coving to ceiling and sliding patio doors leading into the garden room. The garden room has a polycarbonate roof, single glazed windows and tiled flooring.

To the first floor landing there is a door to cupboard which houses the Worcester combination boiler and doorways to all four bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; a vanity unit wash handbasin, close coupled WC and a P shaped bath with mixer tap and shower over. There is tiled flooring, shaver point and a PVCu obscure double glazed window to the

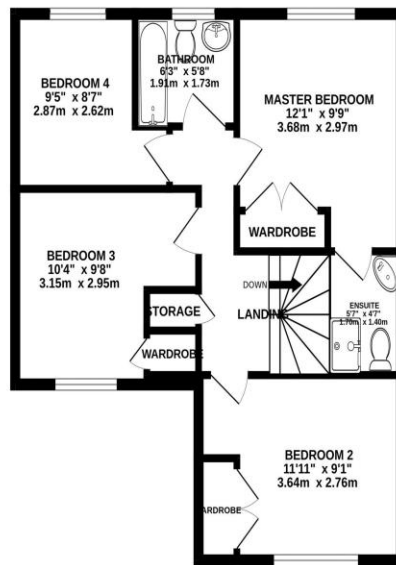
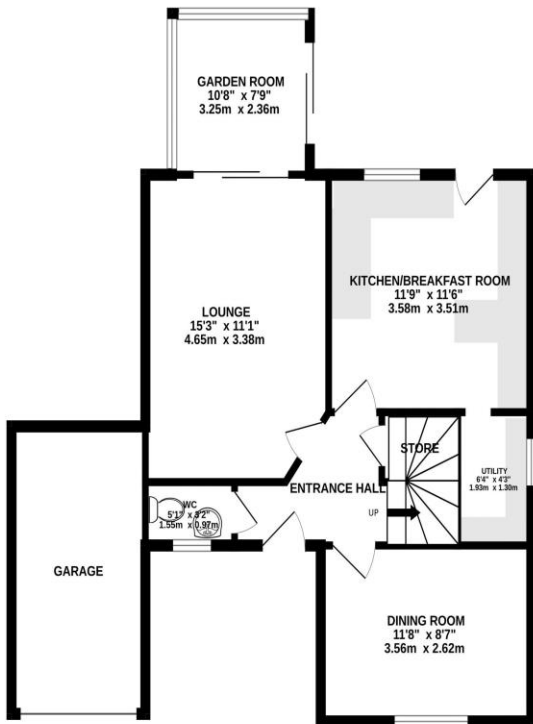
rear. Bedroom two has built-in storage cupboards and a PVCu double glazed window to the front. Bedroom three has a built-in wardrobe and a PVCu double glazed window to the front. The fourth bedroom has a PVCu double glazed window to the rear. The master bedroom has built-in wardrobes, a PVCu double glazed window to the rear and doorway to the ensuite shower room. The ensuite has been fitted with a three-piece suite comprising; shower, low-level WC and pedestal wash handbasin. There is tiled walls, vinyl flooring and a PVCu obscure double glazed window to the side.

To the front of the property is a double width driveway ahead of the garage providing ample off-road parking and an open plan gravel area with pathway leading to the front door. To the rear of the property is an enclosed landscaped rear garden with a lawn and gravel area and surrounded by shrubs and hedgerow.

Viewings are highly recommended to appreciate the opportunity on offer.

GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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## Directions

From Derwen Road turn left onto Boulevard De Villenave D'Ornon (A4061) at the roundabout take 1st exit onto Tondou Rd (A4063). Take first right onto Park St (A473), continue to traffic lights and turn left. At the second roundabout take the 3rd exit then turn left onto Banc Gelli Las. Turn right onto Bryn Melys where the property can be found at the bottom of the road on the left hand side.

## Tenure

Freehold

## Services

All mains  
Council Tax Band E  
EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
15 Bryn Melys BROGDEN CF31 1LH	Energy rating <b>C</b>	Valid until: 28 October 2029
Property type Detached house	Total floor area 102 square metres	Certificate number 8861-6520-4169-5431- 6926
<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/properties-on-the-market-property-minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/properties-on-the-market-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/properties-on-the-market-property-minimum-energy-efficiency-standards-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is C. It has the potential to be B.		
See <a href="#">how to improve this property's energy efficiency</a> .		
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 60		

<https://find-energy-certificate.service.gov.uk/energy-certificate/8861-6520-4169-5431-6926/ymr104>

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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.

