



hrt

herbert r thomas

hrt.uk.com

79 Bryn Road

Tondu,
Bridgend,
CF32 9EF

79 Bryn Road

Asking price **£199,950**

Situated in a popular Tondy village within close proximity to junction 36 of the M4, local schools, shops and amenities is this well presented three double bedroom semi-detached property with plenty of charm, original features, modern renovations throughout and south facing garden.

Three double bedrooms

Fully landscaped south facing garden

Charming character property

Modern renovations throughout

Close proximity to junction 36 of the M4

Walking distance to local school, shops and amenities

Four-piece suite family bathroom

Two reception rooms

Utility room

Viewings are highly recommended





Whisper



This three double bedroom charming property with original features and multiple upgrades throughout as well as fully landscaped southerly facing garden is situated within walking distance to local schools, shops, amenities and close proximity to junction 36 of the M4.

The property is entered via a composite door into entrance hallway with original ornate tiled flooring, staircase rising to the first floor landing and doorways to lounge, sitting room, kitchen and storage cupboard.

The lounge is a generous size room with lots of charming features, laid to wooden flooring, featured fireplace, picture rail, high skirting boards and a large double glazed UPVC bay window to the front. The sitting room is another impressive size room laid to wooden flooring, featured fireplace with useful stain glass alcove cupboards each side and a partially glazed UPVC door to rear giving access to the south facing garden. The kitchen has been fitted with a matching range of base and eyelevel units with solid wooden worktops consisting of Belfast sink and mixer tap, cooker with complementary extractor fan overhead, bespoke fridge, freezer, tiled splashback's, tiled flooring, double glazed UPVC door and double glazed UPVC window to the side and doorway through to utility and storage room. The storage room has space for fridge, freezer and radiator with a double glazed window to the rear and doorway to the utility room. The utility room has matching eyelevel and base units with wooden worktop space over, plumbing for one appliance, storage shelf above, an obscure glazed window to the rear and an obscure glazed UPVC door to the side giving access to the garden.

To the first floor landing there is a loft inspection point, door to useful storage cupboard and doorways to all three bedrooms and family bathroom.

Bedroom one is a general size double room with featured fireplace and a large double glazed UPVC window to the front. Bedroom two is another impressive size double room with plenty of furniture opportunity and a double glazed UPVC window to the rear. Bedroom three is another generous size double room with built-in cupboard housing the boiler and a double glazed window to the rear.

The family bathroom has been fitted with a four-piece suite comprising; low-level WC, pedestal wash hand basin, bath and shower suite with slide panel doors. There is full height tiling to walls in the wet areas and an obscure glazed window to the front.

To the front of the property is a gated access to steps leading to an archway to front door. To the rear of the property is gated side access into a fully landscaped south facing garden laid to patio and an AstroTurf section. There also features an outbuilding/storage shed.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From junction 36 of the M4, travel North along the dual carriageway signposted Maesteg. Proceed through three sets of the traffic lights and at the roundabout take the third exit. Proceed along this road turning right at the next set of traffic lights. Continue along this road, passing Tondy cricket ground on your right hand side. The property can be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band B
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

hrt Est. 1926 

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.

4/12/24, 2:48 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)

75, Bryn Road Tondy Bridgend CF31 9EP	Energy rating D	Valid until: 31 May 2026 Certificate number: 0955-2869-6917-9076-9165
--	---------------------------	--

Property type: Semi-detached house
Total floor area: 102 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/some-typicals-lets-require-a-minimum-energy-efficiency-standard-letting-rules)
<https://www.gov.uk/guidance/some-typicals-lets-require-a-minimum-energy-efficiency-standard-letting-rules>

Energy rating and score
This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

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

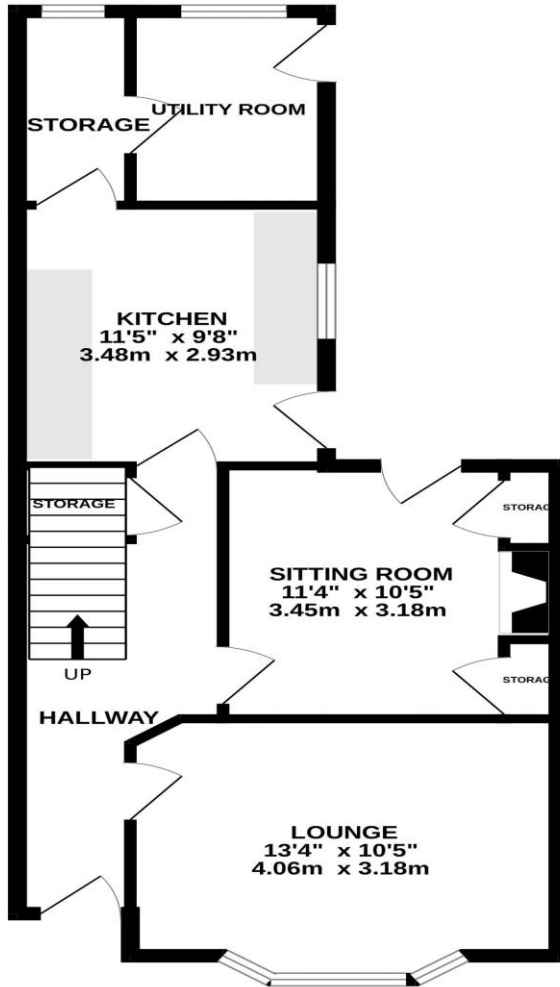


<https://www.gov.uk/guidance/some-typicals-lets-require-a-minimum-energy-efficiency-standard-letting-rules>

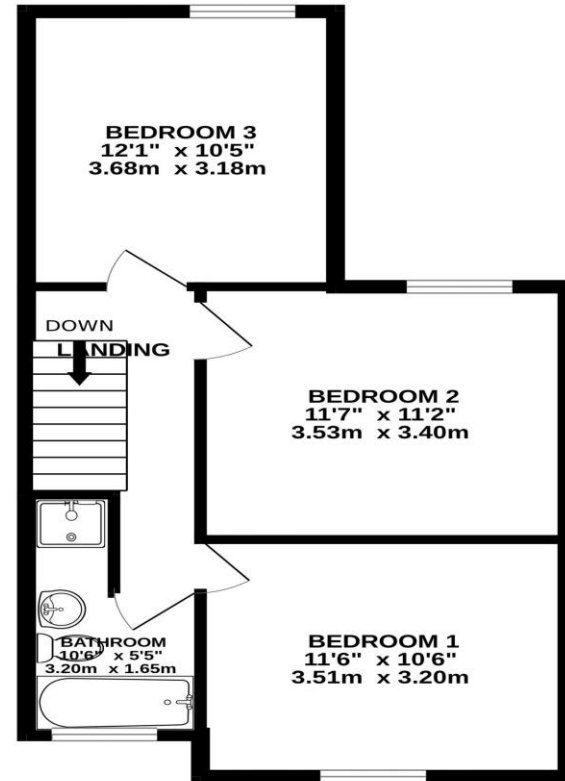
1/4



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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 ©2024

