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**3 Rees Row**

Bryncethin,

Bridgend,

CF32 9TR

## 3 Rees Row

Asking price **£194,995**

Situated in the sought-after Bryncethin village on the historic Rees Row is this stunning two bedroom 1850's mid terraced cottage with lots of charm and original features within close proximity to junction 36 of the M4 and selling with no on-going chain.

No chain

Stylish charming cottage

1850's character property

Well presented

Original features throughout

Within close proximity to junction 36 of the M4, local school, shops and amenities

Viewings highly recommended





This charming two bedroom mid-terrace cottage situated in Bryncethin within close proximity to junction 36 the M4, local school, shops and amenities.

The property is entered via a barn style composite door into arched entrance hallway leading into the lounge.

The lounge has wooden staircase leading to the first floor landing, features exposed beams, stone fireplace with log burner, featured original stone staircase, storage cupboard and double glazed window's to the front and rear elevations and doorway to the kitchen/diner.

The kitchen has been fitted with matching range of base and eyelevel units with squared worktop space consisting of a Belfast sink unit with mixer tap, space for cooker, plumbing space for appliance, spotlights, exposed beams, tiled flooring, double glazed window to the front and space for dining opportunity.

From the lounge an archway leads through to an inner hallway with doorways to the bathroom and the conservatory.

The bathroom has been fitted with a three-piece suite comprising; a low-level WC, vanity wash hand basin and bath with showerhead. There are fully tiled walls to the wet areas, double glazed window, utility cupboard which houses the combination style boiler and plumbing for an appliance.

The conservatory is made up of a UPVC construction, tiled flooring and a double glazed UPVC door to the side giving access to the courtyard.

From the staircase leads to an open plan well-proportioned size double bedroom with built-in storage, double glazed window to the front, features exposed beams, feature stone wall and doorway through to the main bedroom.

The main bedroom is an impressive size double room benefits from built-in storage, two double glazed windows, exposed beams and features the original stone staircase leading back to the lounge.

To the front of the property is a gated access to the front door and an attractive seating area laid to chippings with furniture opportunity. To the rear of the property is a courtyard with a seating area and plants and shrubs.

Viewings are highly recommended to appreciate the charm and original features on offer.





### Directions

From junction 36 of the M4, follow the signs for Bryncethin onto the A4061. Head North on the road for approximately one mile, passing a 30 mph sign and speed camera. Take the next left onto Heol Canola and Rees Row will be found on the second right, with Mooreland Cottage on the left hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band B  
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 

4/23/24, 10:55 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

3, Rees Row Bryncethin, Bridgend CF31 1LH	<b>E</b>	Valid until: 11 August 2035 Certificate number: 0154-2880-4781-2090-6085
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Property type: Mid-terrace house  
Total floor area: 70 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/landlords-lets-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance) (<https://www.gov.uk/guidance/landlords-lets-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance>)

**Energy rating and score**  
This property's energy rating is E. 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



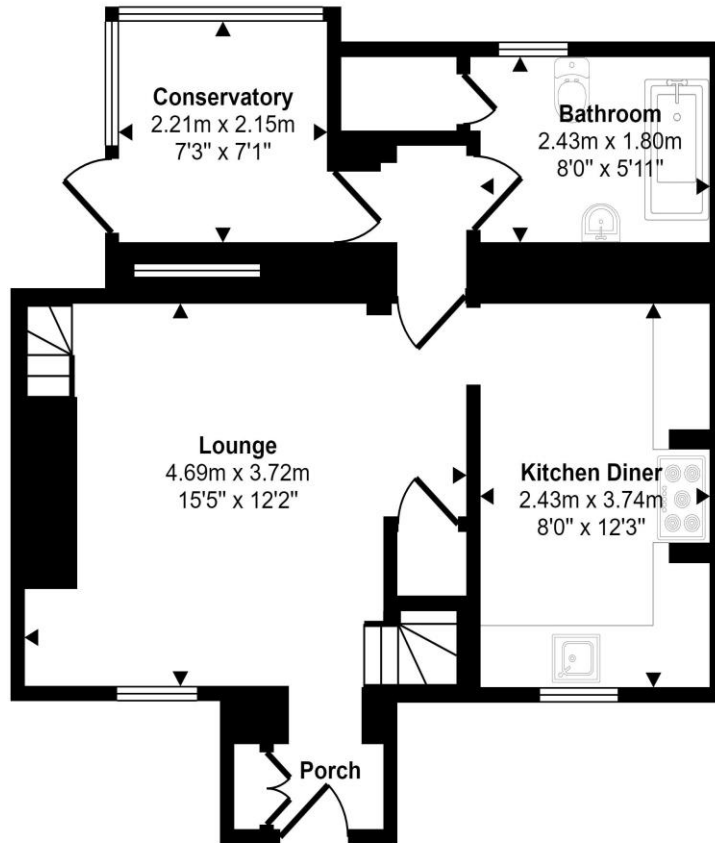
<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0154-2880-4781-2090-6085/print>

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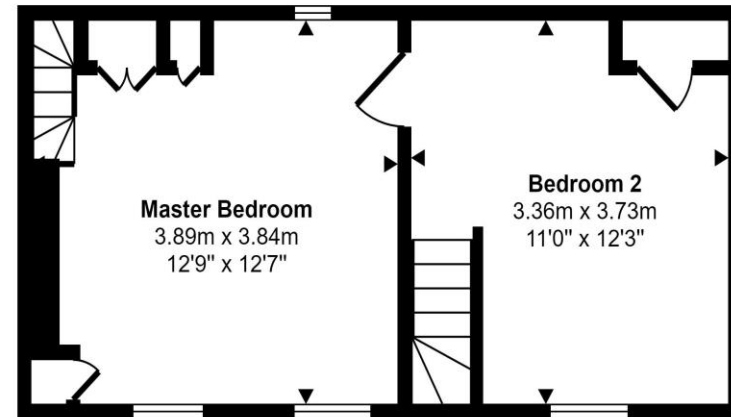
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area  
73 sq m / 790 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 28 sq m / 299 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

