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46 Brynheulog

Brynmenyn, Bridgend, CF32

9HP

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Asking price **£215,000**

This modern three bedroom semi-detached property with a generous westerly facing rear garden and conservatory situated in the popular Brynmenyn village within close proximity to junction 36 of the M4, shops, amenities and local transport links.

Three bed semi-detached

Off-road parking

Conservatory

Generous westerly facing rear garden

Close proximity to transport links

Close proximity to junction 36 of the M4

Viewings highly recommended



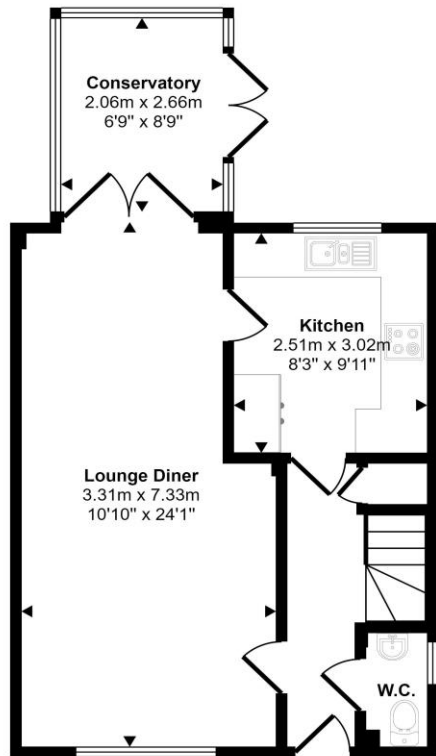


Situated in the popular Brynmenyn village within close proximity to junction 36 of the M4 is this well-proportioned three bedroom semi-detached property with conservatory and large westerly facing rear garden. The property is entered via a PVCu double glazed door into an entrance hallway with dog leg staircase rising to the first floor landing, useful understairs storage cupboard and doorways leading to the kitchen, lounge and downstairs cloakroom. The lounge/diner is a generous sized space has a PVCu double glazed window to the front, coving to ceiling, doorway to the kitchen and double doors leading into

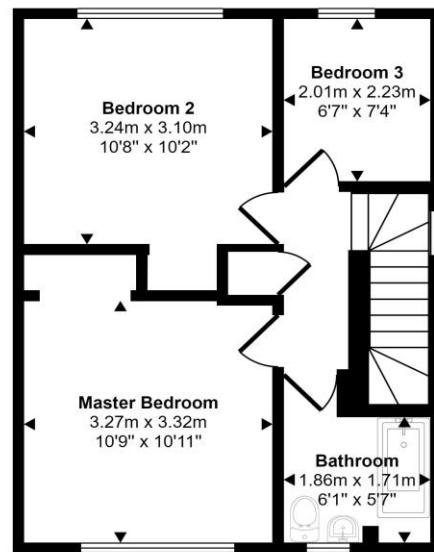
the conservatory. The conservatory is a PVCu double glazed construction with polycarbonate roof, PVCu double glazed windows and French doors leading out to the decking area. The kitchen has been fitted with matching range of base and eyelevel units with worktop space over comprising; sunken sink unit with mixer tap, plumbing for appliances and integrated fridge/freezer. Laid to tiled flooring, tiled splashback's, PVC double glazed window to the rear and doorway leading to the hallway. The cloakroom has been fitted with a two-piece suite comprising; wash hand basin and WC. There is a PVCu double

glazed window to the side and laid to vinyl flooring. To the first floor landing is a loft inspection point, door to airing cupboard and doorways leading to all three bedrooms and family bathroom. The family bathroom has been fitted with a three-piece suite comprising; bath with independent multi jet shower, WC and pedestal wash hand basin. Laid to vinyl flooring and a PVCu double glazed window to the front. Bedroom three is a well-proportioned room, laid to carpet with a PVCu glazed window. Bedroom two is laid to carpet, recessed alcove space and double glazed PVCu window. The master bedroom is a good sized room, laid to carpet, alcove storage and a PVCu double glazed window to the front. To the front of the property is a generous sized garden laid to lawn with water feature and a tarmac driveway providing off-road parking. To the rear of the property is a large enclosed westerly facing rear garden with a lawned area and a paved pathway with patio and decking seating areas. Viewings on the property are highly recommended to appreciate the charm and the offer in hand.

**Approx Gross Internal Area
82 sq m / 888 sq ft**



Ground Floor
Approx 44 sq m / 474 sq ft



First Floor
Approx 38 sq m / 414 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.





Directions

From Junction 36 of the M4 travel along the A4063 signposted Maesteg. Travel through two sets of traffic lights then take the third exit on the roundabout. Proceed to the traffic lights and turn right, proceed along Bryn Road passing Tondu Cricket Club, travel under the bridge then take the second left onto Cae Bryn Terrace follow the road through the one-way sign onto Onslow Terrace, turn left onto Brynheulog where the property will be found on your left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

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

hrt Est. 1926 **RICS**

6424_247 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
48 Brynheulog Brynheulog CF31 1LH	Energy rating C	Valid until 3 June 2034
	Property type Semi-detached house	Certificate number 0448-3038-5206-1544-6300
	Total floor area 74 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/renting-property-energy-ratings) (<https://www.gov.uk/guidance/renting-property-energy-ratings>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](https://www.gov.uk/guidance/renting-property-energy-ratings).

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

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.

