



hrt
herbert r thomas

Llwynhelig

Bryncethin, Bridgend, CF32
9YR

hrt.uk.com

Llwynhelig

Asking price **Offers in Excess of £230,000**

Situated in the popular Bryncethin location within close proximity to junction 36 of the M4, local school and amenities is this well-proportioned four bedroom property with ample off-road parking, two bathrooms and an enclosed rear garden making an ideal family home.

Ideal family home

Four bedrooms

Multi-purpose attic room

Two bathrooms

Enclosed private garden

Ample off-road parking

Close proximity to junction 36 of the M4

Close proximity to local school, shops and amenities

Viewings are highly recommended





A four bedroom property making an ideal family home with ample off-road parking and situated in the sought-after Bryncethin location within close proximity to junction 36 of the M4 and walking distance to local school, shops and amenities.

The property is entered via a UPVC double glazed door into hallway with staircase rising to the first floor landing and doorways leading to the lounge and dining room. The dining room is a generous sized reception room with a large double glazed window to the front allowing natural light to pour into the space and wooden glazed doors opening through to the lounge which creates an open social family space. The lounge is an impressive size room with twin double glazed windows to the side, an obscure glazed door to the rear giving access to the garden and a sliding wooden glazed door leading through to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with worktop space over consisting of stainless steel sink with one mixer tap, space for cooker and space and plumbing for appliances. There is a double glazed UPVC window to the side with view's to the garden and an opening through to hallway with a partially glazed UPVC door leading to the garden and a door to the utility room. The utility room houses the boiler with space and plumbing for appliances and doorway through to the bathroom. The bathroom has been fitted with a four-piece suite comprising: a low level WC, pedestal wash hand basin, panel bath and shower suite. There is a chrome radiator and frosted windows to the side.

To the first floor landing doorways lead to all four bedrooms, family bathroom and staircase rising to the attic room. The master bedroom is an impressive size room laid to carpet, loft inspection point and a

double glazed UPVC window to the side. Bedroom two is another good sized double room with useful storage space and a double glazed UPVC window to the rear with stunning views to the garden. Bedrooms three and four are both well-proportioned single rooms with large double glazed windows to the front. The bathroom has been fitted with a three-piece suite comprising; a low level WC, vanity hand basin unit and a panel bath. The attic room is a multipurpose generous sized room, benefits from storage in the eaves and a Velux window to the rear.

To the front of the property is a garden laid to lawn and driveway providing ample off-road parking. To the rear of the property is a fully enclosed private garden laid mostly to lawn with patio sections and gated access through to the driveway.

The current home owners rent an additional garden space for £60 per annum. Viewings are highly recommended to appreciate the offer in hand.





Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating E

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From Junction 36 (Sarn) of the M4 follow signs for Bryncethin. Travel down the hill and through the traffic lights and before you reach the roundabout the property can be found on the left as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas
hrt.uk.com

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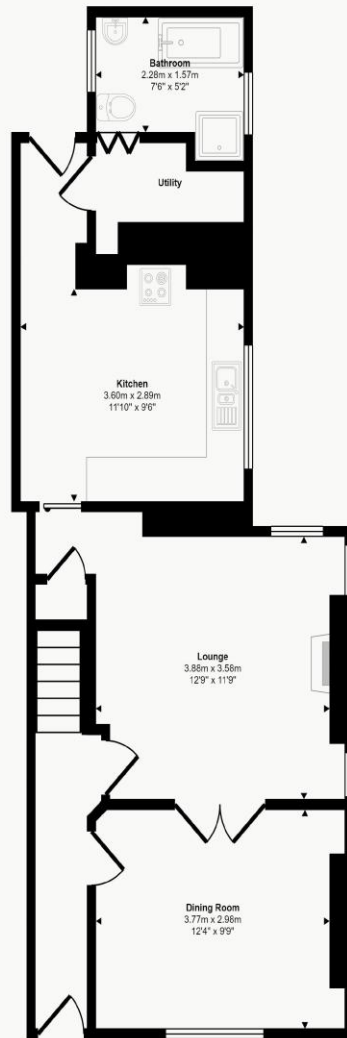
hrt Est. 1926 **RICS**

Energy performance certificate (EPC)		
Issuing authority CRS 2019	Energy rating E	Issue date 08 June 2024
Property type Semi-detached house	Total floor area 121 square metres	Certificate number 4860-1034-6722-1388-3643
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
<small>You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/consultations/energy-efficiency-standards-landlords-guidance </small>		
Energy rating and score		
<small>This property's energy rating is E. It has the potential to be C.</small> <small>See how to improve this property's energy efficiency.</small>		
<small>The graph shows this property's current and potential energy rating.</small>		
<small>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.</small>		
<small>For properties in England and Wales: the average energy rating is D, the average energy score is 60.</small>		

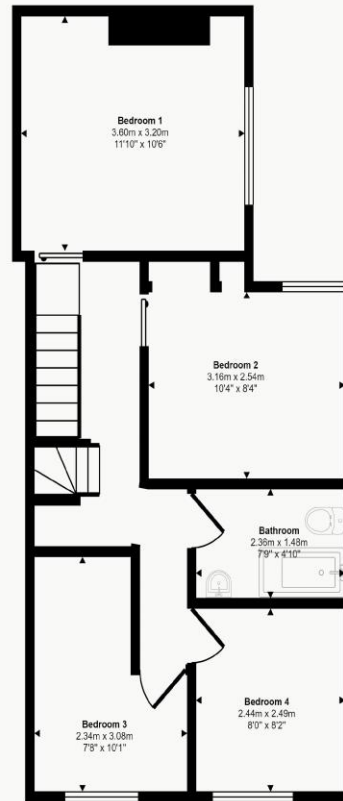
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



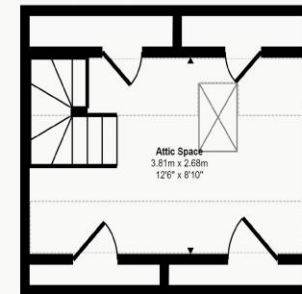
Approx Gross Internal Area
120 sq m / 1290 sq ft



Ground Floor
Approx 56 sq m / 607 sq ft



First Floor
Approx 47 sq m / 505 sq ft



Second Floor
Approx 17 sq m / 178 sq ft

 Denotes head height below 1.5m

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.

