



hrt
herbert r thomas

4 Morse Row

Bryncethin, Bridgend, CF32
9TP

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4 Morse Row

Asking price **£187,500**

Conveniently located in the Bryncethin location, selling with no onward chain is this extended well-proportioned two bedroom mid-terrace property within close proximity to shops, amenities and junction 36 of the M4.

Generously proportioned

Kitchen with integrated appliances

Extended two bedroom mid terrace

Located in a convenient Bryncethin Location

Close proximity to junction 36 of the M4

Close proximity to local shops and amenities

Overlooks green area

Viewings highly recommended

No chain



Situated overlooking the green in the conveniently located Bryncethin location just a short distance from Junction 36 of the M4 and McArthur Glen shopping precinct is this generously proportioned and extended two bedroom mid terrace cottage.

The property is entered via an anthracite grey PVCu double glazed door into an entrance hallway laid to tiled flooring and glazed door leading to the lounge.

The lounge is laid to laminate flooring, PVCu double glazed window to the front, staircase rising to the first floor landing, feature fireplace with timber surround and tiled archway leading to the kitchen/diner.

The kitchen has been fitted with a matching range of base and eyelevel units with worktop space over comprising built-in oven, four ring

ceramic hob with extractor hood over, integrated appliances include fridge, washing machine and dishwasher and a ceramic sink unit with mixer tap. There is tiled flooring, timber panels to the ceiling and a PVCu double glazed window and door giving access to the rear garden.

To the first floor landing there is a loft inspection point with drop-down ladder, laminate flooring and doorways to the two bedrooms and the family bathroom.

The bathroom has been fitted with a three-piece suite comprising: vanity unit wash hand basin, WC and bath with independent electric shower over. There is plenty of storage opportunity, tiled walls to the wet areas, laid to vinyl flooring, chrome effect heated towel rail and a double glazed window to the rear.

Bedroom two is a well-proportioned single room, laid to laminate flooring and a PVCu double glazed window to the rear. Bedroom one is a double room, laid to laminate flooring, benefits from two built-in wardrobes and a PVCu double glazed window.

To the rear of the property is an enclosed garden laid to patio with ample seating areas.

Viewings are highly recommended to appreciate the location and many charms it has to offer.

**Approx Gross Internal Area
70 sq m / 750 sq ft**



**Ground Floor
Approx 42 sq m / 457 sq ft**

**First Floor
Approx 27 sq m / 293 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, 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, take the first right onto Morse Row where the property will 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

Viewing strictly by appointment through Herbert R Thomas

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06072024, 11:53 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4 Morse Row Bryncethin WALTON CF31 1LH	Energy rating C	Valid until: 3 July 2034
Property type: Mid-terrace house		Certificate number: 0310-2090-7360-2324-0441
Total floor area: 65 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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 50

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.