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**Ty Delfryn, Llangeinor**

Bridgend,  
CF32 9PN



# Ty Delfryn Llangeinor

Asking price **Fixed**  
**£300,000**

Situated in the heart of Llangeinor within close proximity to local school, shops and amenities is this three bedroom detached property benefiting from a generous plot, stunning views and detached garage.

Three double bedrooms

Generous plot

Detached garage and storage shed

Off road parking

Sunroom

Views to the rear

Popular Llangeinor location

Close proximity to local school, shops and amenities

No chain

Viewings highly recommended









This three double bedroom detached property on a generous plot with garage and situated in the Llangeinor location with stunning elevated views and close proximity to local school, shops and amenities.

The property is entered via door into the hallway with staircase rising to the first floor landing and doorways leading to the lounge, kitchen/diner and cloakroom. The cloakroom has been fitted with a two-piece suite comprising: low level WC and wash hand basin. There is a frosted window to the rear.

The lounge is a generous sized reception room which benefits from natural light pouring into the space via a glazed UPVC window to the front and French doors to the rear.

The kitchen has been fitted with a matching range of base and eyelevel units with squared workspace over consisting of sink with Swan neck mixer tap, four ring burner gas hob with a complementary extractor fan overhead and built-in space for white goods. There is a double glazed UPVC window to the front and rear and door leading through to the sunroom.

The sunroom is an impressive sized room, laid to carpet with spectacular lantern skylight and UPVC double glazed doors to the rear giving access out to garden and decking area.

To the first floor landing there is staircase rising to the main bedroom suite and doorways leading to the two bedrooms and family shower room.

Bedroom two is an impressive size double room with dual aspect UPVC double glazed windows to the front side and rear. Bedroom three is another good size double room laid to carpet with a double glazed UPVC window to the front.

The family shower room has been fitted with a three-piece suite comprising: WC, pedestal wash hand basin and shower suite with slide panel doors. There is a chrome effect radiator and an obscure double glazed window to the rear.

To the second floor is a spacious landing area with a Velux window. The main bedroom is a substantial size double room with double glazed UPVC windows to the rear and side showcasing stunning views across playing fields and the valley. There is a built-in wardrobes and doorway through to the ensuite. The ensuite has been fitted with a three-piece suite comprising: WC, vanity wash hand basin unit and shower with waterfall showerhead. There is a feature shaving point and a double glazed window to the rear.

To the front of the property is laid to chippings which wraps around the property with parking for multiple vehicles and the detached garage to the rear. A pathway also wraps around the property leading to the enclosed rear garden which has a decking area and an area laid to AstroTurf both benefitting from spectacular views. There is also a storage shed which benefits from power.

Viewings highly recommended.





## Directions

From junction 36 of the M4 follow the signs for the Garw Valley taking the A4061 through Bryncethin, at the second set of traffic lights turn left onto the A4065. Take the second exit off the roundabout and the next right onto the A4065, follow this road into Llangeinor Village. Continue to follow the road till the cross road where the property can be found on the left hand side.

## Tenure

Freehold

## Services

All mains  
Council Tax Band E  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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| Energy performance certificate (EPC)   |  |  |
|--|--|--|
| Ty Ddwyll<br>Llwydion<br>Rheolwr<br>CFCO 019   | Energy rating<br><b>C</b>  | Valid until: 18 April 2034<br>Certificate number: 9134-4124-2200-0010-1200   |
| Property type  | Detached house   |  |
| Total floor area   | 133 square metres  |  |
| <b>Rules on letting this property</b>  |  |  |
| Properties can be let if they have an energy rating from A to E.   |  |  |
| You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a><br><a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> . |  |  |
| <b>Energy rating and score</b>   |  |  |
| 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. |
| <a href="#">See how to improve this property's energy efficiency.</a>  |  |  |
| Score  | Energy rating  | Current  |
| 92-100   | A  | 94.5   |
| 81-91  | B  |  |
| 69-80  | C  |  |
| 55-68  | D  |  |
| 39-54  | E  |  |
| 21-38  | F  |  |
| 1-20   | G  |  |
| For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60   |  |  |

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Mid Glamorgan, CF31 1LH  
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**hrt** Est. 1926 

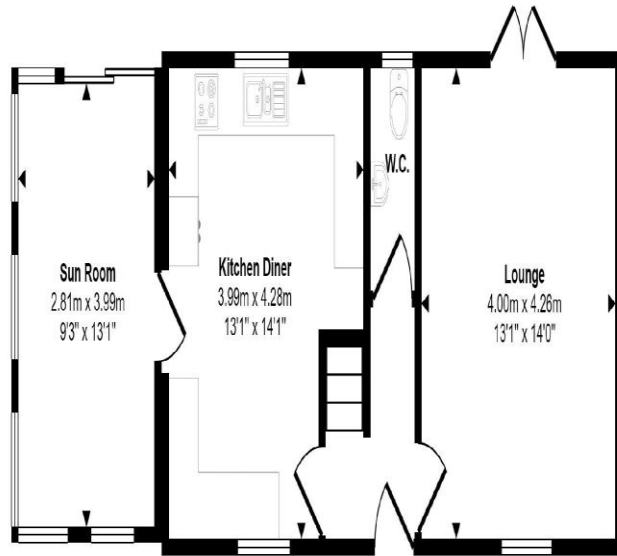
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



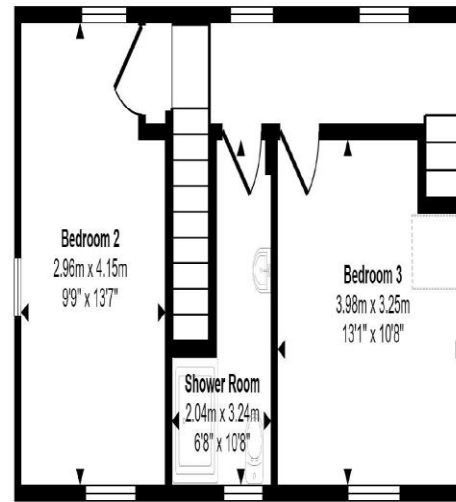




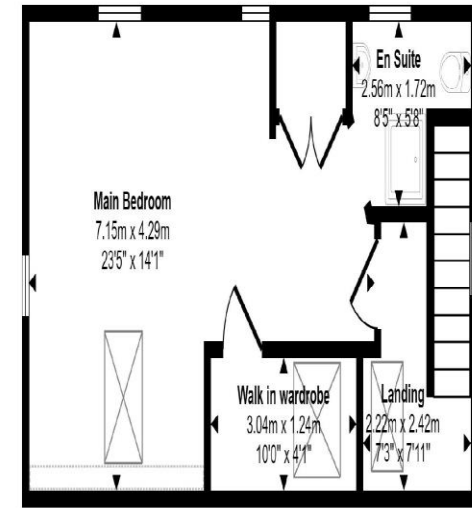
Approx Gross Internal Area  
130 sq m / 1399 sq ft



Ground Floor  
Approx 52 sq m / 556 sq ft



First Floor  
Approx 39 sq m / 415 sq ft



Second Floor  
Approx 40 sq m / 427 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.



