

An aerial photograph of a residential street featuring several two-story brick houses with tiled roofs. In the foreground, a large asphalt driveway is visible, with a white hatchback and a red car parked. The houses have well-maintained gardens with various plants and trees. A purple overlay on the left side of the image contains the 'hrt' logo and contact information.

hrt
herbert r thomas

31 Llwyn Glas
Bridgend, CF31 5AH

hrt.uk.com

31 Llwyn Glas

Asking price **Guide Price**

£425,000

This charming and elegant four-bedroom detached property is within short distance to local schools, shops and amenities as well as offers excellent commuter access to the M4 junctions, making it ideally situated for families in the highly coveted Broadlands development.



Impressive and beautifully landscaped front and rear gardens

Sought-after Broadlands location

Spacious double garage

Four bedrooms

See virtual tour to appreciate the offer in hand

Private setting

Redrow developed

Short distance to local schools, shops and amenities

Excellent commuter access to M4 junctions

Close proximity to Ogmore-by-Sea and Porthcawl beaches





The property is entered via a stylish double-glazed UPVC door into an inviting entrance hallway, featuring a staircase rising to the first-floor landing and doorways leading to the lounge, kitchen diner, WC and a useful storage cupboard.

The WC consists of a contemporary two-piece suite comprising a low-level WC and pedestal wash hand basin, with a featured double-glazed stained glass circular window to the front. The lounge is an impressive-sized reception room with an elegant fireplace and a large double-glazed UPVC window to the front offering a picturesque view of the front garden and allowing an abundance of natural light to pour into the space. Glazed wooden doors that open through to the sitting/dining room which is another inviting reception room with double-glazed PVC French door to rear providing a delightful view and access to the enclosed garden and a doorway through to the kitchen diner. The kitchen is beautifully fitted with a matching range of stylish base and eye level units with ample worktop space over, and consists of a stainless steel sink with mixer tap, a four-burner gas hob with a complementary extractor fan overhead, an integrated fridge freezer and dishwasher, with plenty of storage cupboards throughout, elegant splashback tiles, double-glazed UPVC windows to the rear and ample space for furniture with useful under-stairs storage/pantry cupboard. The adjacent utility room features matching worktops and units as the kitchen, with a stainless steel sink with plumbing for two appliances, and an obscure glazed door to the side.

On the first-floor landing, there is a convenient loft inspection point and doorways leading to the four beautifully appointed bedrooms and the stylish family bathroom as well as a useful storage cupboard. The main bedroom is a substantial-sized double bedroom benefiting from double fitted wardrobes a double-glazed UPVC window to the front, and a doorway through to the ensuite, which consists of a three-piece suite with a low-level WC, pedestal wash hand basin, and shower suite with fully tiled walls in the wet areas, a chrome radiator, feature shaving point and an obscure glazed window to the side. Bedroom two is also impressive size double bedroom benefiting from double fitted wardrobes and a double-glazed window to the front. Bedrooms three and four are well-sized bedrooms with cozy carpeted flooring and double-glazed windows overlooking the serene rear garden. The family bathroom includes a WC, pedestal wash hand basin, panel bath with electric

shower overhead, chrome ladder radiator, featured shaving point and obscured glazed window to rear.

To the front of the property is a double-width driveway allowing ample off-road parking ahead of the spacious double garage which benefits from power and also has a double-glazed window and an external door to the side. The front garden is an impressive size, laid to a well-manicured lawn with a welcoming pathway to the property. The rear of the property features a fully enclosed, beautifully maintained feather-fenced garden, laid mostly to lawn with separate decking and patio areas where the sun can be enjoyed. There are charming chipping sections with pathways leading to different areas of the garden surrounded by shrubs and mature trees, creating a perfect environment for social gatherings.





Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating

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 our office follow Derwen Road North turning left onto the dual carriageway. At the next roundabout turn left onto Tondy road. At the traffic lights turn left onto Park Street. Follow the street up to the next set of traffic lights and bear right onto the Broadlands Estate. Turn left at the first roundabout and then left again onto Llwyn Glas. Continue to follow street where the property can be found on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926

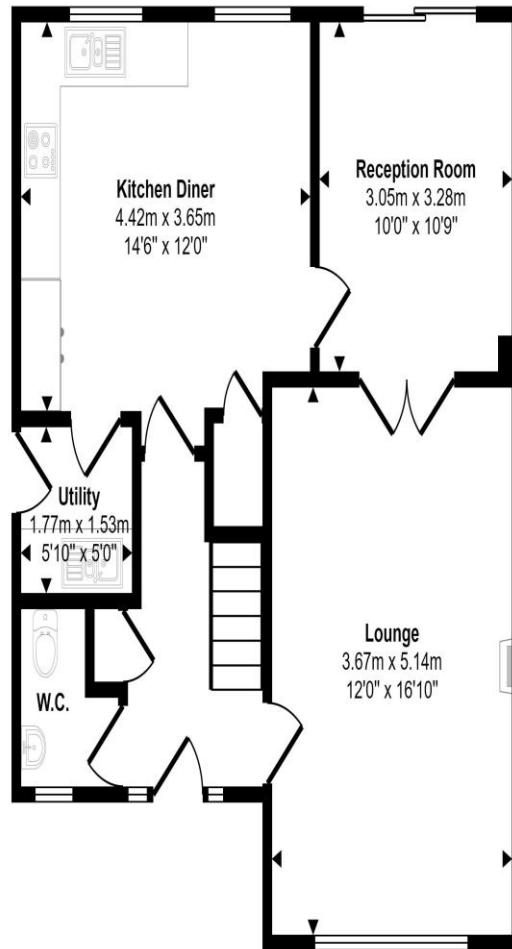


AWAITING EPC

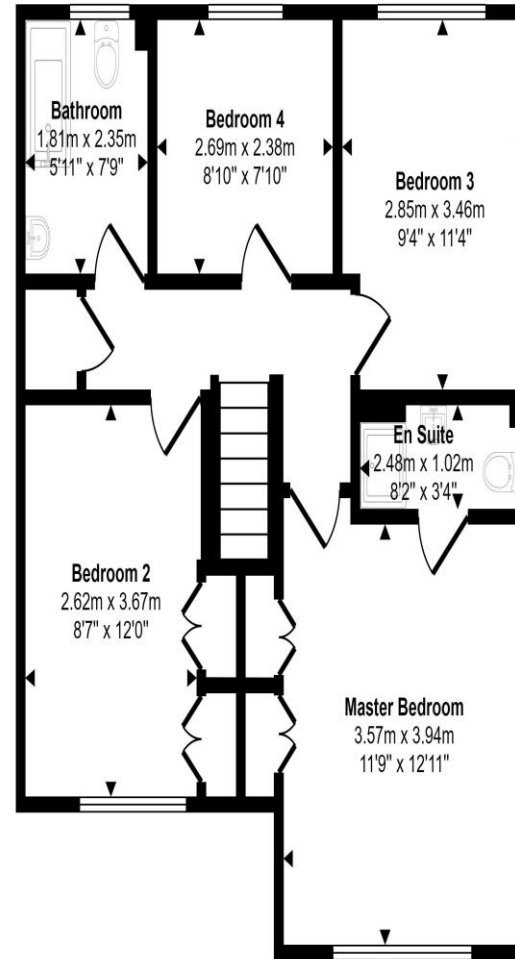
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
120 sq m / 1290 sq ft



Ground Floor
Approx 60 sq m / 641 sq ft



First Floor
Approx 60 sq m / 649 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.

