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**83 Bryn Cottages**

Pontyrhyl,

Bridgend,

CF32 8PX

## 83 Bryn Cottages

Asking price **£179,950**

Selling with no-onward chain is this beautifully renovated three bedroom property with two reception rooms, two bathrooms, open plan living area, breathtaking views of Pontyrhyl Village and within close proximity to Junction 36 of the M4.

Beautifully renovated property in a picturesque location

Three spacious double bedrooms

Stunning views showcased throughout

Immaculately presented to a high-standard

Modern bathroom and stylish shower room

South-westerly facing garden with scenic elevated views

Open-plan living area

Cozy lounge with a log burner

Close commute to Junction 36 of the M4

No onward chain





Nestled in the picturesque village of Pontyrhyl, just a short drive from local schools, shops and Junction 36 of the M4 is this immaculately presented three-double-bedroom property, recently renovated to a high standard with beautiful elevated views surrounding the property.

The property welcomes you through a UPVC door into an entrance hallway laid to elegant tiled flooring into a spacious open-plan living area, study and kitchen/diner.

The lounge is a bright, social space with a large front-facing window allowing for an abundant of natural light to pour in and features a charming log burner. The study/reception room laid to tiled flooring has a large window to the front along with built-in storage currently used as a utility cupboard with plumbing for a washing machine.

The kitchen-diner is truly a highlight of the home, it is fitted with a range of modern base and wall units, topped with sleek wooden worktops comprising; a Belfast sink with a swanneck mixer tap, electric hob with extractor fan over, integral appliances such as a fridge, freezer, oven, microwave and dishwasher making this kitchen both functional and stylish. The kitchen features herringbone flooring and a large rear window showcasing the stunning views. A UPVC door from the kitchen leads to the garden. The ground floor also includes a contemporary shower room which features a walk-in shower, vanity wash basin, low-level WC, modern radiator and built-in storage with stylish tiled flooring.

To the first floor landing are doorways to three spacious double bedrooms and a modern family bathroom.

The master bedroom offers built-in wardrobes and a large rear-facing window with panoramic views. Bedrooms two and three are also generous double rooms with front-facing windows. The family bathroom includes a freestanding bath with a shower wand feature, WC, and vanity wash basin. The room is finished with sophisticated wall panelling and an obscure glazed window to the rear.

The rear of the property is a south-westerly facing garden split into two sections. The lower area is fully enclosed with slatted fencing providing a blank canvas for landscaping. The upper area features a patio with astroturf offering elevated views, perfect for outdoor dining or relaxing. There are two basement rooms, each equipped with power and plumbing, currently used for storage with potential for further development. (subject to planning)

360 Virtual Tour: Take advantage of our immersive 360° virtual tour, allowing you to explore this beautiful home from every angle. This feature provides future buyers with a real-life, interactive experience, enabling you to visualize the space, get a true sense of the layout, and appreciate the stunning views without leaving your home. It's perfect for narrowing down choices before an in-person viewing and helps make informed decisions more quickly.





### Directions

From Junction 36 of the M4, take the A4061 exit toward Maesteg/Brynmenyn. At the roundabout, take the 3rd exit onto the A4063 toward Maesteg/Brynmenyn Industrial Estate. Continue on the A4063 for approximately 5 miles. Turn right onto Heol Tywith/B4280 and continue for 1.5 miles. At the next junction, turn left onto Bryn Road. Follow the road and 83 Bryn Cottages will be on your left.

### Tenure

Freehold

### Services

All mains  
Council Tax Band  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)		
83 BRYN COTTAGES POWYBENNY, POWYBENNY CF31 1LH	Energy rating <b>D</b>	Valid until: 11 April 2021
		Certificate number: 1426-7424-5000-0782-0202
Property type	Mid-terrace house	
Total floor area	99 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-leased-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

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

[See how to improve this property's energy efficiency.](#)

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

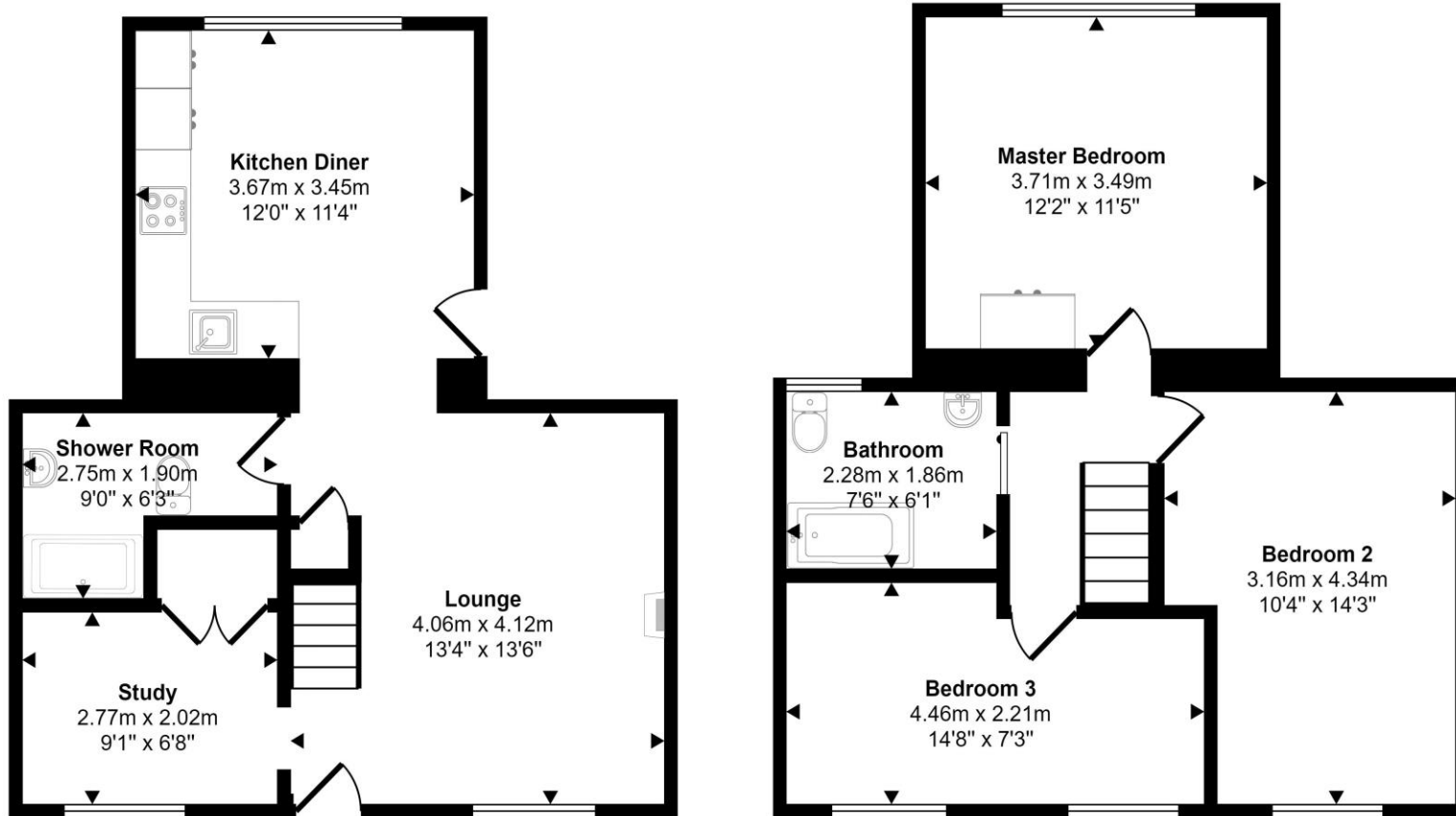
<https://find-an-energy-certification.service.gov.uk/energy-certificates/1426-7424-5000-0782-0202/summary>

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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  
89 sq m / 957 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft

First Floor  
Approx 46 sq m / 490 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.

