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19 Leyshon Way

Bryncethin,

Bridgend,

CF32 9AZ



# 19 Leyshon Way

Asking price **£399,999**

Situated in the popular residential development of Leyshon Way, Bryncethin is this substantial five bedroom detached property with two reception rooms, three bathrooms, ground floor cloakroom, utility room, double garage, off-road parking and within close proximity to local schools, shops and junction 36 of the M4.

Substantial five bedroom detached property

Well-presented throughout

Built in 2005 and owned since new

Multiple reception rooms

Kitchen/diner with separate utility room

Fitted wardrobes to all five bedrooms

Three bathrooms and ground floor cloakroom/WC

Double garage with driveway parking

Viewings are highly recommended









This substantial well-presented five bedroom detached property benefits from a generous kitchen/diner, separate utility room, two reception rooms, fitted wardrobes to all bedrooms, three bathrooms, double garage, low maintenance garden, off road parking and is positioned in the popular residential development of Leyshon Way.

The property is entered via a path to the front door which opens into a spacious hallway with doorways leading to the lounge, kitchen, dining room and cloakroom/WC.

The lounge is a spacious dual aspect room with a window to the front and French doors opening to the rear garden.

The dining room is currently used as a home office, the room has flexibility for a playroom or sitting room.

The kitchen is generous in size located at the back of the property and is fitted with a range of base, wall and draw units comprising; sink unit with mixer tap, four ring gas hob with extractor fan overhead, electric oven and integrated dishwasher. There is space for an American fridge/freezer, plenty of room for dining furniture, window and French doors to the rear leading out to the garden which makes it a light and airy room. There is a separate utility room with storage cupboards, wall hung boiler, space for a washing machine, tumble dryer and additional sink unit. A single double glazed door gives access to the garden. The final room to the ground floor is the cloakroom/WC which has been fitted with a two-piece suite comprising; wash handbasin and WC. A small window is positioned to the front aspect.

To the first floor the stairs are carpeted and lead to a spacious landing with staircase leading to the second floor and doorways leading to the main bedroom, two further bedrooms, family bathroom and the airing cupboard.

The main bedroom is a spacious room comes complete with fitted wardrobes and an ensuite shower room. The room spans the full depth of the house allowing plenty of space for additional furniture. The ensuite has been fitted with a three-piece suite comprising; shower cubicle with thermostatic shower, WC and wash handbasin. Bedrooms two and three are located on the first floor and also have the benefit of fitted wardrobes in both.

The family bathroom has been fitted with a four-piece suite comprising; panelled bath, WC, wash handbasin and a separate shower cubicle with thermostatic shower. The airing cupboard houses the hot water tank and offers extra space for storage.

To the second floor there is a spacious landing with handy storage cupboard. The floor boasts two large double bedrooms, both with a range of fitted wardrobes and the bonus of a three piece Jack and Jill shower room with access from both bedrooms.

To the outside, the property sits on a corner plot with a double garage, off road parking for two vehicles and a generous sized low maintenance rear garden laid mostly to patio with plenty of furniture opportunities. The garage has been partitioned to incorporate an extra room and storage area. (See the floor plan for more details)

Viewings are highly recommended.





## Directions

Enter Bryncethin and continue down the hill past the speed camera and school until you see a left turning for Daleside. Follow Daleside until you approach the residential development of Leyshon Way on the right hand side. Turn right and right again, follow the road until the end where you will see number 19 on the left hand side.

## Tenure

Freehold

## Services

All mains

Council Tax Band F

EPC Rating

Viewing strictly by  
appointment through  
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**The Toll House, 1 Derwen Road, Bridgend,**  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



18/04/2025, 12:19 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
19 Leyshon Way Bryncethin Mid Glamorgan CF31 1LH	Energy rating <b>C</b>	Valid until 14 April 2035
Property type Detached house		Certificate number 9838-1328-6000-0007-0016
Total floor area 170 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) [here](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.

[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 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificates/9838-1328-6000-0007-0016>

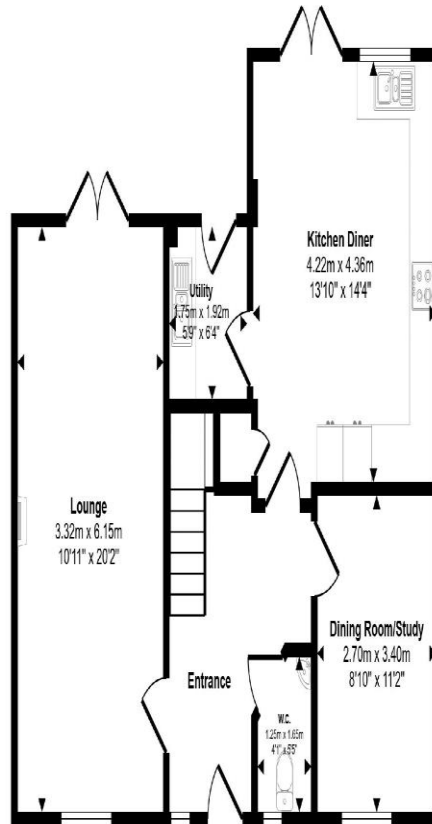
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



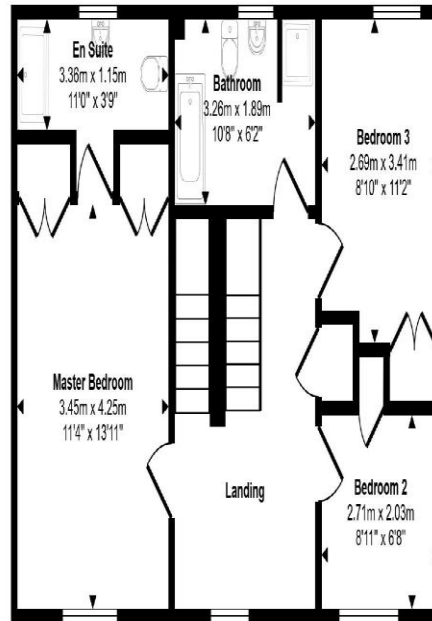


Approx Gross Internal Area  
207 sq m / 2223 sq ft



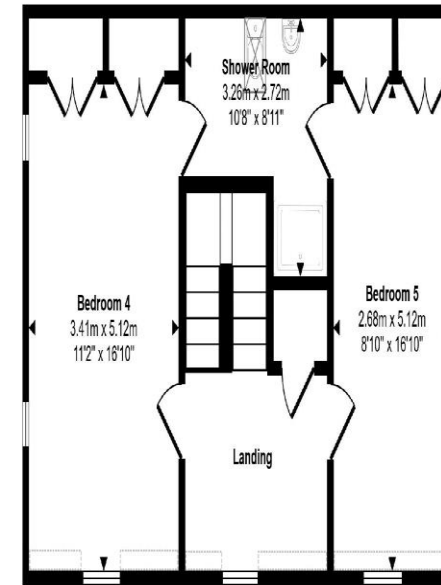
Ground Floor

Approx 66 sq m / 715 sq ft



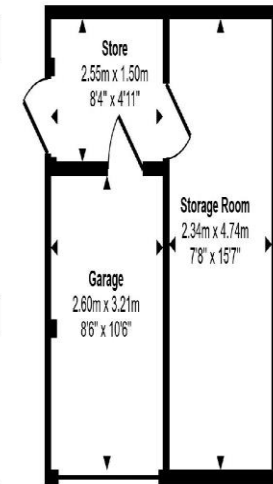
First Floor

Approx 60 sq m / 643 sq ft




Second Floor

Approx 56 sq m / 604 sq ft



Outbuilding

Approx 24 sq m / 262 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.



