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41 Trem Y Berllan

Cefn Glas,

Bridgend,

CF31 4FA

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Asking price **£280,000**

This beautiful spacious three bedroom detached property built by Barratt Homes in 2022 benefits from generous size lounge, kitchen/diner, cloakroom/WC to the ground floor, two bathrooms, detached garage, off-road parking, landscaped gardens and situated in the popular Cefn Glas location within close proximity to local schools, shops and amenities.

Beautifully presented three bedroom detached property

Built in 2022 by Barratt Homes

Property style known as the Ennerdale

Generous lounge and kitchen/diner

Main bedroom with ensuite and fitted mirrored wardrobes

Garage and driveway parking

Landscaped rear garden

Feature lighting around the property perimeter and garden

Close proximity to local schools and children's park

Viewings are highly recommended





A well-presented three bedroom detached property with spacious lounge, kitchen/diner, downstairs cloakroom, en-suite to master bedroom, detached garage, off-road parking and within close proximity to local schools, shops, children's park and local amenities.

The property is entered via a double glazed door leading into the entrance hallway with staircase leading to the first floor landing and doorways to a coat cupboard, understairs storage cupboard, lounge, kitchen and cloakroom/WC. Beautiful Oak parquet flooring flows from the entrance into the lounge and kitchen/diner and covers the whole of the ground floor.

The lounge is positioned to one side of the property which is generous in size and has windows to the front and side.

The kitchen/diner lies the opposite side with French doors leading into the garden and windows to the front and side. The kitchen has been fitted with range of base, wall and drawer units, complemented by laminate work surfaces comprising; high level electric oven, four ring gas hob with extractor fan above, 1 ½ bowl sink unit, integrated dishwasher and washing machine along with space for an American fridge/freezer.

The cloakroom has been fitted with of a two-piece suite comprising; wall hung wash handbasin and WC.

To the first floor landing there is an attic hatch and doorways leading to all three bedrooms and the family bathroom.

The main bedroom is a double room with window's to the front and side aspect, there are fitted mirrored wardrobes and the benefit of an ensuite shower room. The shower room has a shower cubicle with thermostatic shower, a pedestal wash handbasin and a WC. The walls are part tiled and finished with a chrome towel rail and window to the front.

Bedroom two is another double room with fitted wardrobe and windows to the front and side.

Bedroom three is a single room which has a window to the side aspect and has been fitted with a full wall of mirrored wardrobes to act as a dressing room. Fitted carpets complete all of the three bedrooms.

The family bathroom has a window to the side and consists of a three-piece suite comprising; a panelled bath, pedestal wash handbasin and a WC. The walls are part tiled and laid to vinyl flooring.

The property is approached by steps leading to the front door. There is a tarmac driveway to the rear with off-road parking for two cars. The drive gives access to a garage which benefits from an up and over door and power and light. A side gate allows access to the garden. The garden has been fully landscaped and laid to areas of patio and child & pet friendly astro turf. External lighting has been installed around the perimeter of the property and strip lightning laid to the ground at the front and within the garden which is controlled by wireless switches within the property.

Viewings are highly recommended.





Directions

From Bridgend Town Centre, proceed along Park Street and onto Bryntirion Hill. At the traffic lights, turn right. Proceed along Bryn Golau taking the third left turning onto Llangewydd Road. Take the first right onto Barnes Avenue and proceed down the hill passing the green park area on the right hand side. Continue up and at the brow of the hill turn left onto Heol Ty Maen and then right on Maes Y Rhedyn. Follow the road through the development until you see the sign for Trem Y Berllan by the Children's park. Follow Trem Y Berllan and the property will be found on the right hand side as indicated by our for sale

Tenure

Freehold

Services

All mains

Council Tax Band D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

41 Trem Y Berllan
Bryntirion Hill
CF31 4LH

Energy rating
B

Valid until: 11 April 2032
Certificate number: 4333-2734-9000-0003-0186

Property type

Detached house

Total floor area

85 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) (<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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92+
81-91	B		81-91
69-80	C		69-80
55-68	D		55-68
39-54	E		39-54
21-38	F		21-38
1-20	G		1-20

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

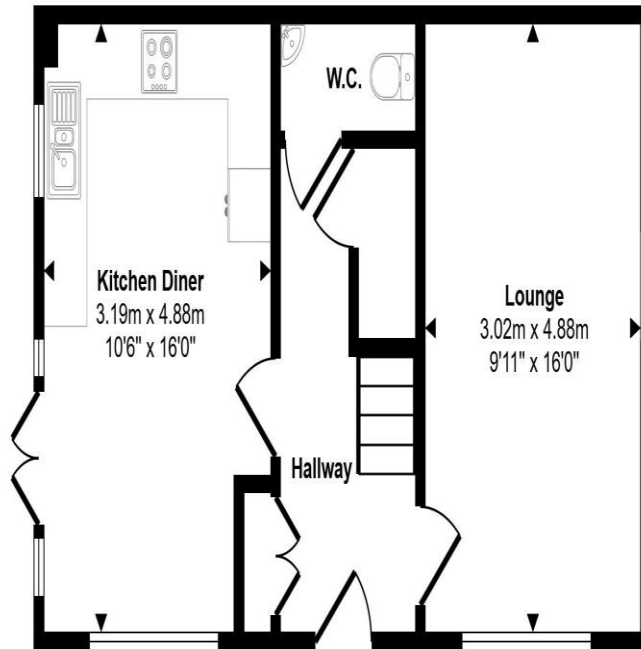
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

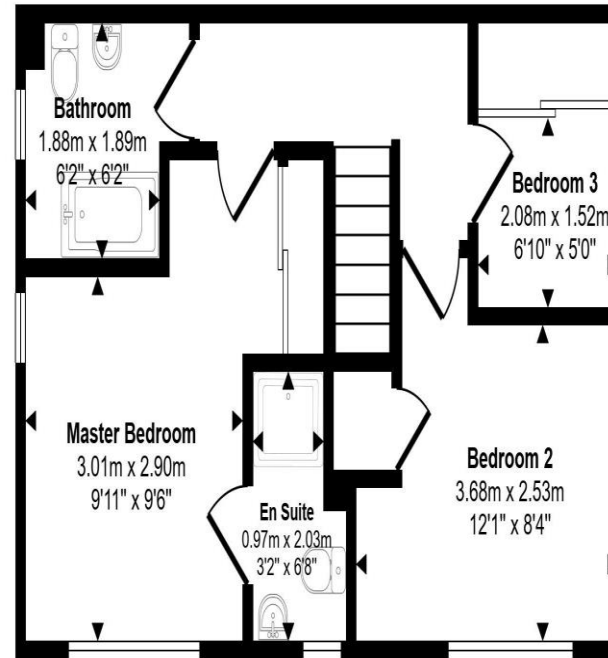
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



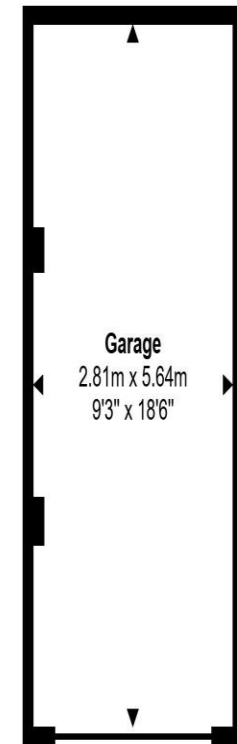
Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 41 sq m / 446 sq ft



Garage
Approx 16 sq m / 171 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.

