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herbert r. thomas
01626 660036
hrt.uk.com
For Sale

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40 Bryn Rhedyn
Pencoed,
Bridgend,
CF35 6TL

40 Bryn Rhedyn

Asking price **£269,950**

A spacious four bedroom semi detached dormer bungalow with two bathrooms, multiple reception rooms, garage, driveway parking and gardens.

Spacious semi detached bungalow

Four bedrooms

Versatile living accommodation

Corner plot

Two bathrooms

Popular cul de sac location within walking distance to all local amenities

Garage with electric roller shutter door, power and light

Driveway parking for multiple vehicles

Gardens to the front and rear

No ongoing chain





This versatile four bedroom semi-detached bungalow is situated on a corner plot in a popular cul de sac within the Village of Pencoed, just a few minutes' walk from the local shops and amenities. The property offers a newly fitted modern kitchen, spacious lounge, two further rooms (which could be reception rooms or bedrooms) and a bathroom to the ground floor. The first floor houses three bedrooms, one of which benefits from an en suite shower room. Outside, there is a detached garage with electric roller shutter door, power, light and window to the rear. The corner plot has gardens to the front, a patio to the rear and ample driveway parking for at least three/four vehicles.

The property is entered via a uPVC double glazed door to the side which opens into the entrance hall with stairs leading to the first floor and doors to the lounge, bedroom, bathroom and dining room. The kitchen is positioned to the front of the property with an opening from the hallway and is fitted with a range of base, wall, display, drawer units and extractor fan with complementary work surfaces and space for a fridge/freezer, washing machine and dishwasher along with space for a double oven range cooker. There are windows that allow plenty of light from the front and side aspect and the walls are part tiled. The lounge lies to the front of the property and is a good sized room with large window and a central feature fireplace and alcoves with some shelving. The bedroom is a double room with window to the rear overlooking the garden and allows ample space for a king size bed and furniture. The dining room, which alternatively could be another ground floor bedroom, comfortably fits a six seater table and chairs and has French doors opening onto the low

maintenance rear garden. The family bathroom consists of a three piece suite comprising of a panelled bath with off tap shower attachment, pedestal wash hand basin and a WC. The walls are part tiled and there is a window to the side.

The staircase leads to the landing which has doors to all three bedrooms and an additional door allowing access to the storage area in the eaves. The main bedroom is a double room with opening to an en suite and has a window to the front and laminate flooring. The shower room has been fitted with a walk in shower enclosure, complete with glass screen and an electric shower and there is a vanity unit with wash hand basin and a WC. There is a window to the side and a large heated chrome towel rail. Bedroom two is an additional double bedroom with window to the front and

a built in double cupboard which houses the Worcester combi boiler. The third bedroom is a generous single room with raised window to the rear allowing plenty of privacy.

The property sits on a corner plot and is approached by a long concrete driveway allowing off road parking for multiple vehicles. There is a detached single garage with an electric roller shutter door to the front and a window to the rear. The garage benefits from power and light. The front garden is laid to lawn and the rear garden is laid to patio.





Tenure

Freehold

Services

All Mains Services
Council Tax Band C
EPC Rating D

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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
40 Bryn Rhedyn Bridgend Mid Glamorgan CF31 1LH	Energy rating D	Valid until 4 March 2034																																
		Certificate number 9305-2095-2370-2504-6515																																
Property type Semi-detached house	Total floor area 102 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-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance .																																		
Energy rating and score		The graph shows this property's current and potential energy rating.																																
This property's energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-100	A			81-90	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			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
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<https://find-energy-certificate.service.gov.uk/energy-certificates/9305-2095-2370-2504-6515?property=14>

Directions

Follow Hendre road from Pencoed Village centre. Continue on the road past the traffic lights until you reach 'Salon Chic' on the left hand side. There will be a left turning onto Llwyn Gwern. Follow the road and take the first right onto Bryn Rhedyn. Follow the road all the way to the end and you will see a small roundabout ahead. The property is located on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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

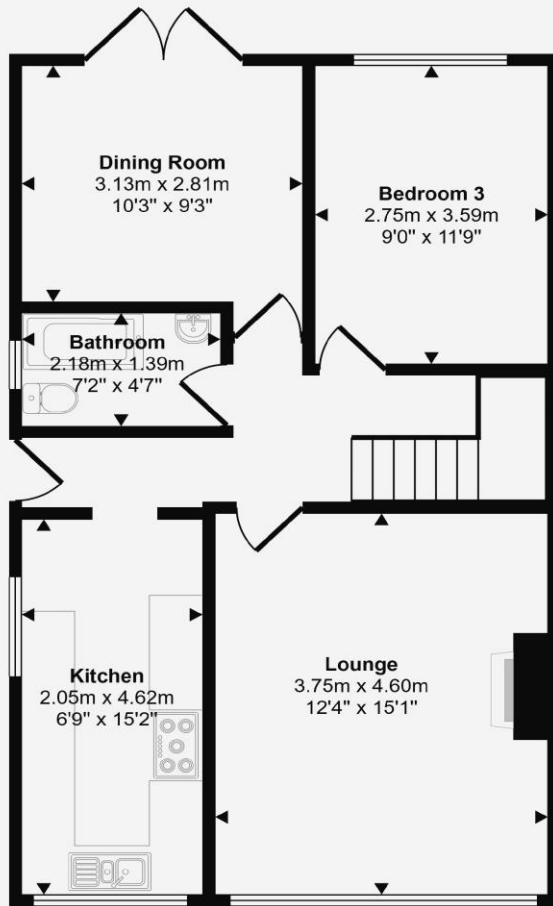
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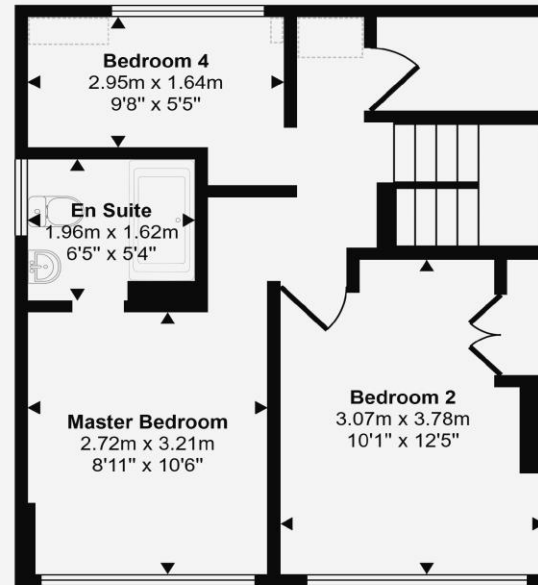
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



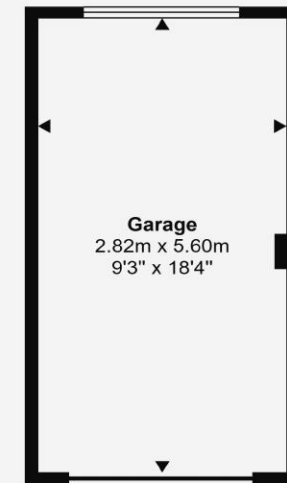
Approx Gross Internal Area
117 sq m / 1256 sq ft



Ground Floor
Approx 60 sq m / 650 sq ft



First Floor
Approx 41 sq m / 436 sq ft



Garage
Approx 16 sq m / 170 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.

