



# hrt

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Ty Hardd Morse Row

Bryncethin,

Bridgend,

CF32 9TP



# Ty Hardd Morse Row

Asking price **£385,000**

Situated in a popular Bryncethin location with great access to local school, shops, amenities and junction 36 of the M4 is beautifully presented four bedroom property with double garage.

Beautifully presented

Impressive modern open plan kitchen/diner

Double garage

Four bedrooms

Two bathrooms and downstairs WC

Stunning views to rear

Recent renovations throughout

Popular Bryncethin location

Short distance to local schools, shops and amenities

Great commuter access via J36 of the M4







GARIAD  
UWCHLAW  
POPETH

RTREF



This unique four bedroom detached property with double garage is well-presented throughout and is located in the popular Bryncethin location, a short distance to local amenities and great commuter access junction 36 to the M4.

The property is entered via a self-lock composite door into entrance hallway with staircase to the first floor landing, copper wall radiator, laminate flooring, doors to the lounge, kitchen/ diner and WC. The WC is fitted with a two piece suite comprising of a low level WC and wash hand basin with a chrome radiator and double glazed frosted window to side.

The lounge is an impressive sized reception room with a continuation of the laminate flooring, a featured fireplace with electric stove and oak beam, built in storage, shelves in the alcoves and double glazed windows to the front.

The kitchen has been fitted with matching range of base and eye level units with quartz worktops over and a one and half bowl stainless steel sink with Cooker tap. There is a four ring electric hob, with complimentary extractor fan, integral fridge/ freezer, dishwasher, washer dryer, built in bin storage and a breakfast bar unit with hard wood worktop over. The kitchen/ diner is a large open plan area making it great for social occasions and has ample space for furniture, useful storage cupboard, single uPVC window, large double glazed window and French doors giving access to garden and allowing an abundance of natural light into the room.

To the first floor landing there are doors to the four bedrooms, family bathroom, storage cupboard and is laid to carpet.

The main bedroom is an impressive sized double room with double fitted wardrobes, built-in dressing table and useful storage above with a large double glazed uPVC window to the front and a door to the en-suite. The en-suite is fitted with a low level WC, wash hand basin and waterfall shower with fully tiled walls, frosted double glazed window to the front and chrome ladder radiator. Bedroom two is a good sized double room laid to carpet with triple door wardrobes and a double glazed window to the rear with stunning views of playing fields and valley. Bedroom three is another well portioned room laid to carpet with built-in storage cupboard and wardrobes built into the alcove and a double glazed window to the rear sharing the same beautiful view as the second bedroom. Bedroom four size is laid to carpet and is currently operating as a home office and has a loft inspection point and double glazed window.

The family bathroom is fully tiled in the wet areas and is fitted with a three piece suite comprising of a P shaped bath with waterfall shower overhead, low level WC and vanity handbasin unit, with vinyl flooring and an obscure glazed window to the rear.

To the front of the property the driveway provides off-road parking ahead of the double garage which has benefits from power and electric with additional storage above. There is a gated pathway leading to an ample front garden laid mostly to lawn with large patio in a private setting ahead of the property entrance. Boarded carpeted and lights. To the rear of the property is a fully enclosed garden laid mostly to brick paved patio chippings and an native area with great privacy and view across the local schools playing field.





## Directions

From junction 36 of the M4, follow the signs for Bryncethin onto the A4061. Head North on the road for approximately one mile, passing a 30 mph sign and speed camera. Take the next left onto Heol Canola, take the first right onto Morse Row where the property will be found on the right hand side as indicated by our for sale board.

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band E  
EPC Rating C

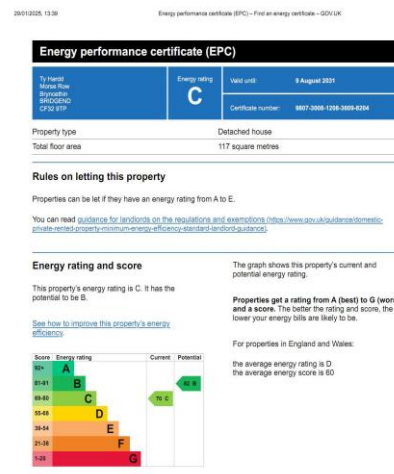
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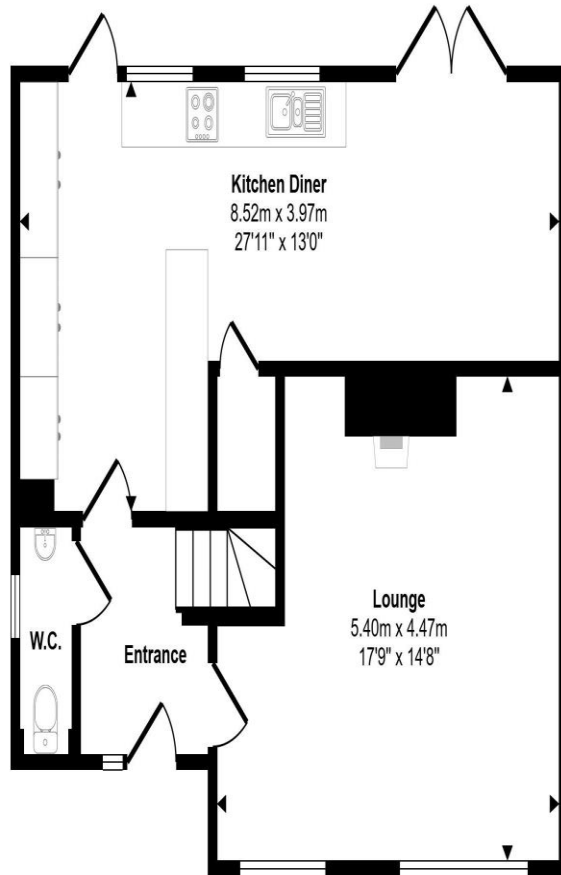
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



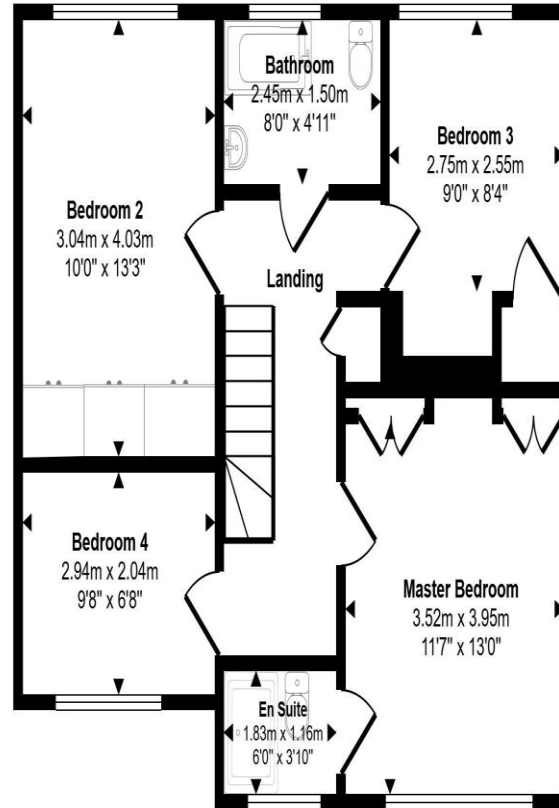




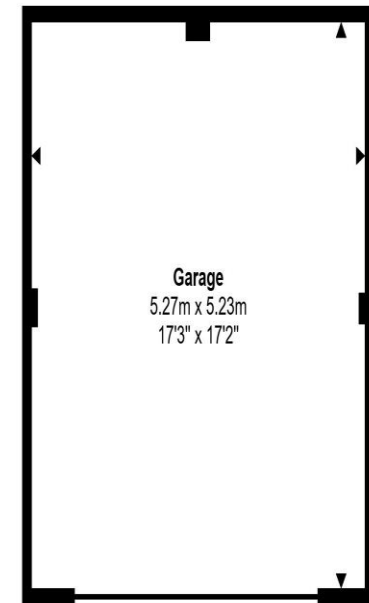
Approx Gross Internal Area  
144 sq m / 1551 sq ft



Ground Floor  
Approx 58 sq m / 624 sq ft



First Floor  
Approx 59 sq m / 631 sq ft



Garage  
Approx 28 sq m / 297 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.



