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17 Pant Gwyn
Bridgend,
CF31 5BA

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Asking price **£349,950**

Situated in a popular Broadlands development a short distance to local school, shops and amenities is this well presented four bedroom property.

Detached four bedrooms

No onward chain

Corner Plot

Garage

Sought after Broadlands development

Short distance to local schools, shops and amenities

Off road parking

Two bathrooms and downstairs WC

Two reception rooms

Fully enclosed garden with 8' x 12' shed





Herbert R Thomas is pleased to present this detached four bedroom property with generous sized garden is located on the highly sought-after Broadlands development a short distance to Bridgend town centre, transport links and local schools.

The property is entered via a partly glazed door into an entrance hallway with staircase rising to the first floor landing, useful storage beneath and doors to the lounge, kitchen, dining area and WC. The WC is fitted with a two piece suite comprising of a low level WC and wash hand basin with ornate tiles in the wet areas and obscure glazed window to front. The lounge is an impressive sized reception room with double glazed window to front allowing plenty of natural light to pour into the space with an opening through to the dining room which is another general size reception room with uPVC French doors to rear and doorway through to kitchen. The kitchen has been fitted with a matching range of base and eye level units with squared worktop space over and consist of a one and a half bowl sink with mixer tap, a four ring induction hob with complementary extractor fan overhead, eye-level oven and grill, space for fridge/freezer and plumbing for two appliances. There is also a matching breakfast bar double glazed uPVC window and door giving access and view out to garden.

To the first floor landing there is a loft inspection point and doors to four bedrooms, family bathroom and airing cupboard. The main bedroom is a well proportion double room laid to carpet with large double glazed window to the front and

doorway through to ensuite . The en-suite is fitted a three-piece suite comprising of a low- level WC, pedestal wash hand basin and shower with panel door and tiled wall in the wet area. Bedroom two is another impressive sized double room with double glazed windows to the front and rear allowing natural light to pour into the room and overlooks the garden and green. Bedroom three is another good size double room laid to carpet with double glazed window to the rear sharing the same view as the second bedroom. Bedroom four is well proportioned single room with double glaze window to front. The bathroom is fitted with a three piece suite an comprises of

a low-level WC, pedestal hand basin, panel bath with showerhead, tiled walls and obscure glazed window to rear.

To the front of the property a driveway provides off-road parking ahead of the garage with a pathway leading to the property entrance with an area of chippings.

To the rear of the property is a fully enclosed garden laid mostly to patio with a pathway to the French doors. There is outside power socket, tap and impressive 8' x 12' garden shed standing on 150mm slab.





Tenure

Freehold

Services

All mains services

Council Tax Band E

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)																																		
11 Post Gwyn Bridgend CF31 1LH	Energy rating D	Valid until 16 February 2032																																
		Certificate number 3091-6192-9620-7208-9391																																
Property type Detached house																																		
Total floor area 113 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-property-energy-efficiency-standard-guidance																																		
Energy rating and score																																		
This property's energy rating is D. 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.																																		
<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		
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<p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		

<https://find-energy-certificates.service.gov.uk/energy-certificates/3091-6192-9620-7208-9391/property>

Directions

From Bridged Town Centre, travel along Park Street and onto Bryntirion Hill. At the traffic lights turn left into the Broadlands development. At the first roundabout continue straight ahead. Proceed along this road to the next roundabout and take the third exit. Travel along this road and continue across a small mini roundabout and then bear right into Pant Gwyn. The property will be located on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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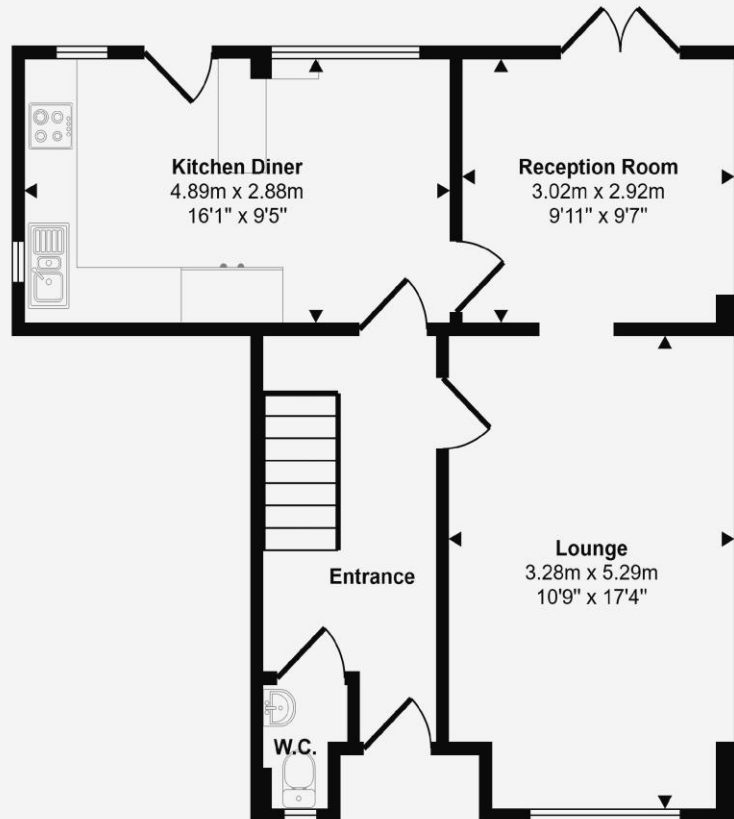
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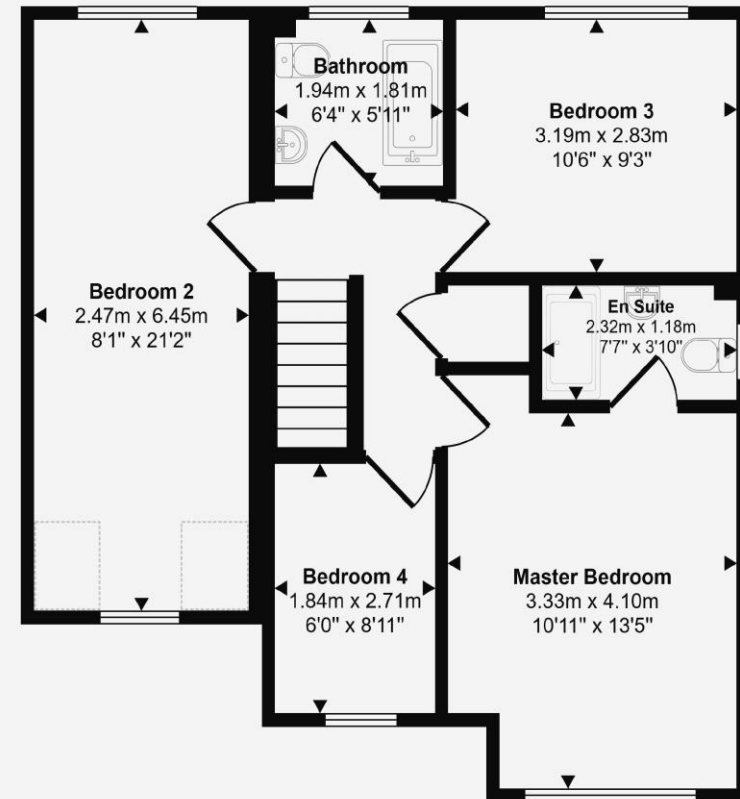
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
112 sq m / 1204 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft



First Floor
Approx 60 sq m / 649 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.

