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44 Gerddi'r Afon
Brynmenyn, Bridgend, ,
CF32 9LN

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44 Gerddi'r Afon

Asking price **£375,000**

A beautifully presented four bedroom detached home in the highly sought-after Redrow development in Brynmenyn. Just a short drive from Junction 36 of the M4 Motorway, Schools and local amenities.

Four well-sized bedrooms, including a large main bedroom with en suite

Immaculately presented throughout with a modern, open-plan kitchen diner and family room

Large lounge with feature electric fireplace and UPVC windows

Integrated kitchen appliances including induction hob, oven, microwave, and dishwasher

Utility room with space for two appliances and matching worktops

Modern family bathroom with fully tiled wet areas and chrome radiator

Versatile fourth bedroom, ideal as a home office or multi-purpose room





Herbert R Thomas are pleased to present this immaculate four-bedroom detached property located in the prestigious Redrow development in Brynmenyn. This stunning home offers easy access to J36 of the M4, with local schools, shops, and amenities just a short distance away.

The property is entered via a partly glazed composite door leading into a hallway, featuring a staircase to the first floor and access to the spacious kitchen diner, lounge, and WC. The lounge is generously sized with large UPVC windows to the front, creating a bright and cozy space, enhanced by a feature electric fireplace. The kitchen is fitted with a stylish range of base and eye-level units, wrap-around square worktops, and integrated appliances, including a high-level oven, microwave, dishwasher, and induction hob. The kitchen opens into a large, modern open-plan family room with French doors leading to the rear garden, making it the perfect space for social gatherings.

Upstairs, the first floor features a landing with a loft inspection point and doors leading to four well-

proportioned bedrooms and the family bathroom. The main bedroom offers ample space for furniture, built-in wardrobes, and a private en suite with a double shower. Bedrooms two and three are also generously sized with bedroom two also benefitting from built-in wardrobes, while bedroom four is currently used as a home office and could serve as a versatile multi-purpose room. The family bathroom is fully tiled and includes a panel bath, low-level WC, and wash hand basin, a chrome ladder radiator.

Outside, the rear garden is fully enclosed and offers a private, south-facing space with a patio and lawn area, as well as gated side access to the driveway. The front driveway provides off-road parking and leads to a garage with power and additional storage above, thanks to the pitched roof.

There is an annual management fee of £120





Freehold

All mains services
Council Tax Band F
EPC Rating B

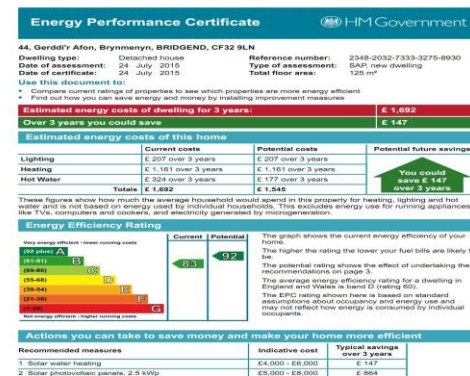
Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

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.



From J36 M4 follow signs to Bryncethin
A4061/A4063 head down the hill to the traffic
lights and turn left onto A4065. Go through 1
roundabout and at the next roundabout, take the
1st exit, then turn left onto Gerddi'r Afon.

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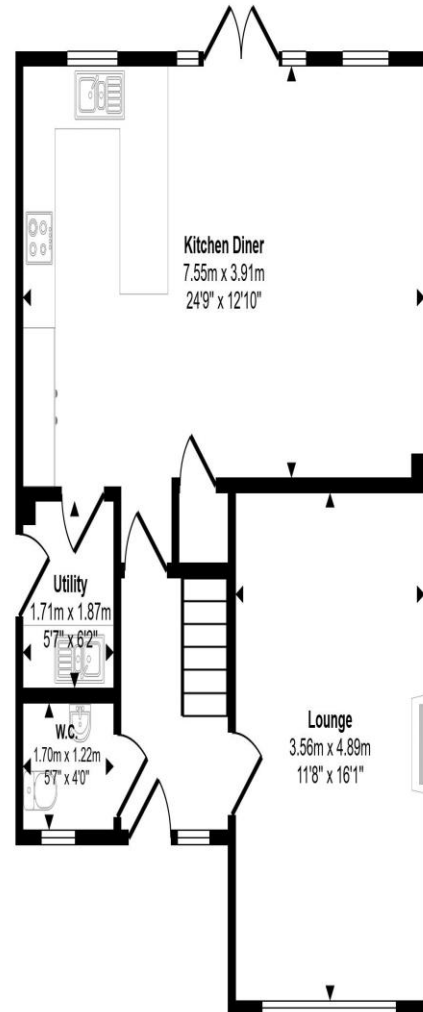
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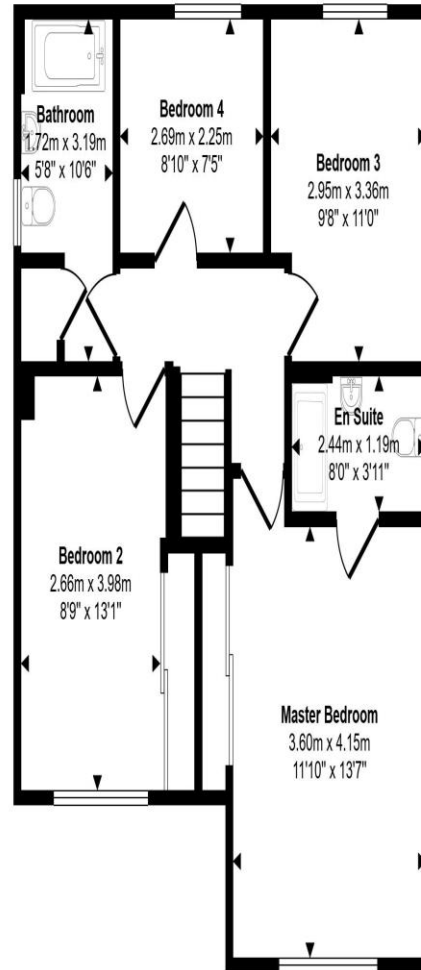
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



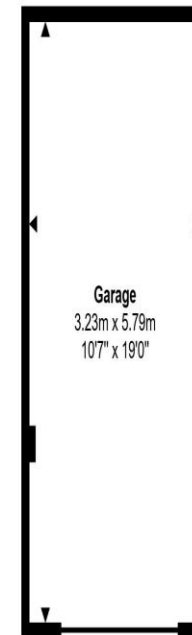
Approx Gross Internal Area
143 sq m / 1536 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft



First Floor
Approx 63 sq m / 675 sq ft



Garage
Approx 19 sq m / 201 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.

