



hrt

herbert r thomas

hrt.uk.com

5 Bryn Dryslwyn
Bridgend,
CF31 5BT

5 Bryn Dryslwyn

Asking price **£440,000**

Located down a private driveway backing onto Bluebell Woods in the sought-after Broadlands estate in Bridgend, this generously proportioned six-bedroom, three-storey detached home offers spacious and flexible living accommodation. Featuring a double garage, private rear garden, two reception rooms, and three en-suite bathrooms, this property is perfectly situated within close proximity to local shops, restaurants, and Newbridge Playing Fields.

Six-bedroom detached three-storey home

Double garage with off-road parking

Three en-suite bathrooms

Two spacious reception rooms

Flexible living accommodation across three floors

Highly sought-after Broadlands location

Private rear garden backing onto Bluebell Woods

Viewings highly recommended





Situated in the highly desirable Broadlands estate and backing onto the picturesque Bluebell Woods, this impressive three-storey, six-bedroom detached home offers a perfect blend of space, privacy, and modern living.

Upon entering through a PVCu door, you are welcomed into a generous entrance hall, complete with a staircase leading to the first floor. From here, doorways lead off to the kitchen, lounge, study, and cloakroom. The well-appointed kitchen is fitted with a range of base and eye-level units with worktop space, a sink unit, space for a range cooker with an extractor hood, and plumbing for two appliances. A PVCu double-glazed window to the side allows plenty of natural light, while a door provides access to the rear garden. The lounge features tiled flooring, a charming feature fireplace, and a large PVCu double-glazed window flanked by double doors that open onto a timber decked area, perfect for indoor-outdoor living. The study benefits from dual-aspect windows to the front and side, allowing for an abundance of light, while the continuation of tiled flooring adds to the cohesive design. A cloakroom completes the ground floor, fitted with a two-piece suite comprising a wash hand basin and W.C.

Moving to the first floor, the landing leads to the family bathroom, bedroom three, bedroom six, and the master suite. The spacious master bedroom enjoys three PVCu double-glazed windows, twin built-in double wardrobes, and an en-suite bathroom fitted with a four-piece suite, including a bath, shower cubicle, wash hand basin, and W.C. The family bathroom features a three-piece suite with a bath, wash hand basin, and W.C., along with full-height tiling and an obscure

PVCu double-glazed window to the front. Bedroom six is a well-lit single room with dual-aspect windows, while bedroom three offers a built-in double wardrobe and an en-suite shower room comprising a shower, wash hand basin, and W.C. On the second floor, a landing provides access to bedrooms two, three, and four. Bedroom four includes a PVCu double-glazed window to the side, while the generously proportioned bedroom three, currently used as a games room, boasts four PVCu double-glazed windows to the side and rear. The second bedroom is another large space with PVCu double-glazed windows to the front and side, as well as an en-suite shower room with a three-piece suite.

The property is approached via a private driveway leading to a double garage with an up-and-over door and ample off-road parking. A landscaped front garden provides an attractive entrance, while the generous L-shaped rear and side garden is mostly laid to lawn, featuring a raised decked area and an additional decked seating space. A gated pathway at the rear provides direct access to Bluebell Woods, offering scenic walks and a peaceful setting.

This exceptional home offers the perfect combination of space, privacy, and convenience, making it an ideal choice for families and those seeking flexible living accommodation. Early viewing is highly recommended.





Tenure

Freehold

Services

All Mains Services
Council Tax Band G
EPC Rating C

Referral Fees

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

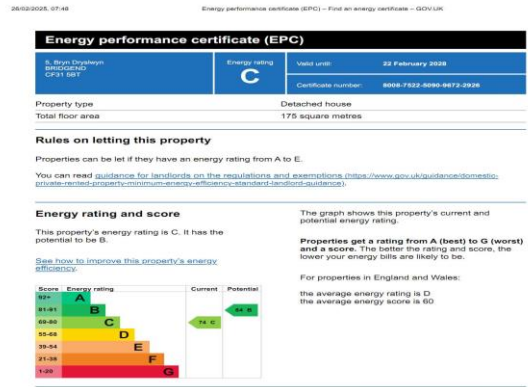
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



Directions

Directions from Junction 35 of the M4 to CF31 5BT: 1. Exit the M4 at Junction 35 and take the A473 towards Bridgend. 2. Continue on the A473 for approximately 4 miles. 3. At the roundabout, take the second exit to stay on the A473,. 4. At the next roundabout, take the second exit onto Broadlands Boulevard. 5. Continue straight, take the third exit onto Carreg LLwydd. Then turn right onto Greystone. Take the third right onto bryn dreslwyn 6. Follow the road until you reach the private driveway on the left leading to the property.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

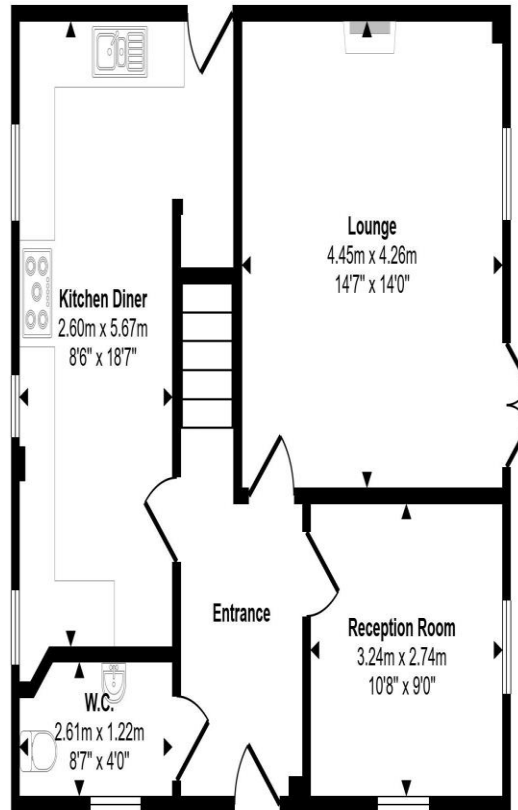
hrt Est. 1926

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.

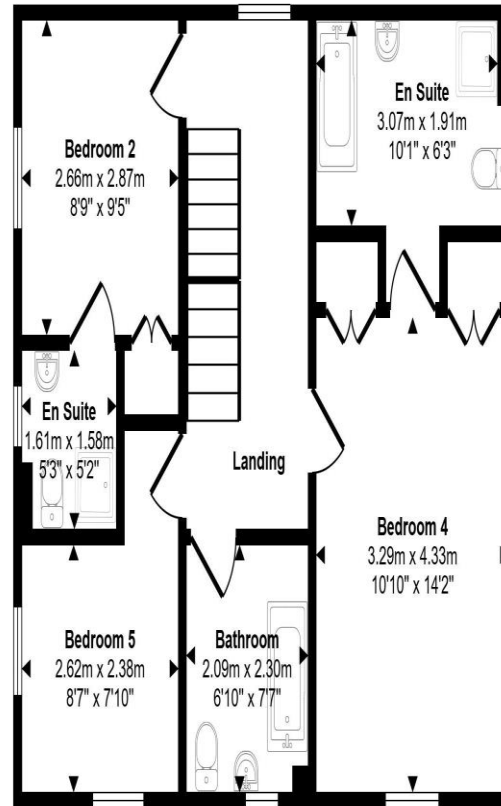


Approx Gross Internal Area
177 sq m / 1900 sq ft



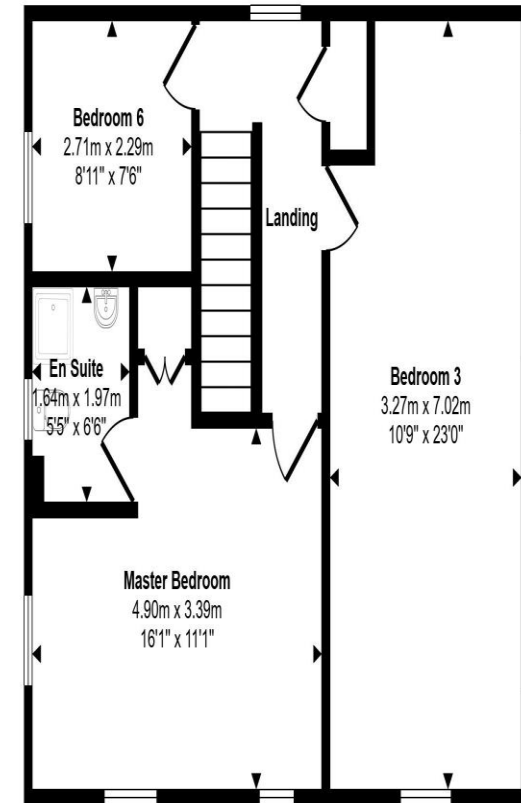
Ground Floor

Approx 59 sq m / 630 sq ft



First Floor

Approx 59 sq m / 635 sq ft



Second Floor

Approx 59 sq m / 635 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.

