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22 Rhodfa Cnocell
Y Coed
Bridgend, CF31 5FS

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Asking price **£239,950**

A fantastic opportunity for first-time buyers and investors! This three-bedroom semi-detached home is ideally located on the sought-after Broadlands development, offering easy access to local shops, schools, and commuter links. With a spacious lounge, kitchen/diner, en-suite master, and a sunny west-facing garden, this home is perfect for modern living.

Sought-after Broadlands development

Three bedroom Semi detached

Master bedroom with en-suite shower room

Kitchen/diner with uPVC double-glazed window to rear and French doors to garden

West-facing rear garden

Tandem driveway parking





Situated on the popular Broadlands development, this well-presented three-bedroom semi-detached property is ideal for first-time buyers or investors. Broadlands benefits from a local shopping precinct, schools, and close proximity to Newbridge Playing Fields. Bridgend town centre, with its wide range of amenities and transport links, is just a short distance

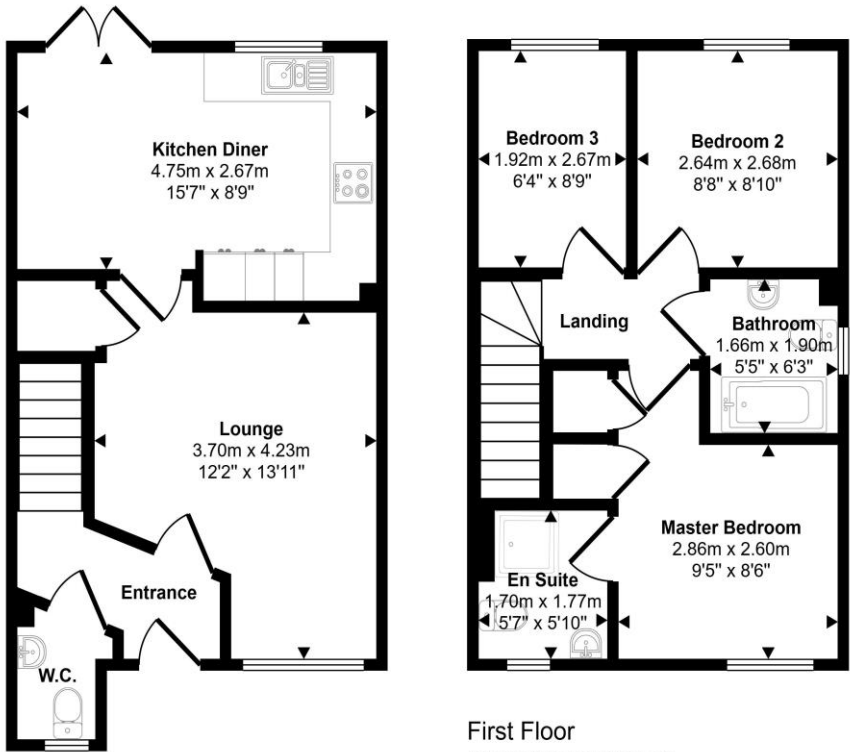
The property is entered via a hallway, leading to a convenient ground-floor cloakroom. The spacious lounge features a uPVC double-glazed window to the front, under-stairs storage, and access to the kitchen/diner. The kitchen is well-equipped with a range of base and wall units, an integrated oven and hob, and space for further appliances. A uPVC double-

glazed window to the rear and French doors provide natural light and open onto a westerly-facing rear garden, perfect for enjoying the afternoon sun.

Upstairs, the landing provides access to three bedrooms, all with uPVC double-glazed windows. The master bedroom benefits from an en-suite shower room, while two further bedrooms are serviced by a family bathroom with a three-piece suite.

Externally, the property features a front courtyard garden and a tandem driveway providing off-road parking for multiple vehicles. The enclosed rear garden includes a patio and lawn, with gated rear lane access.

Approx Gross Internal Area
71 sq m / 767 sq ft



First Floor
Approx 35 sq m / 378 sq ft

Ground Floor
Approx 36 sq m / 389 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.





Tenure

Freehold

Services

All mains services
Council Tax Band D
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

Viewing strictly by appointment through Herbert R Thomas

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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.

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

| Energy performance certificate (EPC) | | |
|--|---------------------------|---|
| 22 Rhonda Court V Court Bridgend CF31 1PB | Energy rating C | Valid until: 30 February 2025 Certificate number: 8760-2171-6122-6435-3353 |
| Property type: Semi-detached house | | |
| Total floor area: 71 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-rated-property-common-energy-efficiency-standards-guidance | | |
| Energy rating and score This property's energy rating is C. 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. 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 | | |

<https://hrt.energy-certificate.service.gov.uk/energy-certificate/8760-2171-6122-6435-3353/printview>

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