



hrt

herbert r thomas

7 Bettws Road

Brynmenyn, Bridgend, CF32

9HY

hrt.uk.com

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Asking price **£175,000**

Situated in a popular Brynmenyn area is this well presented, three bedroom, mid terrace property being sold with no chain and ideal for first-time buyers/investors.

Three bedroom

Ensuite in master bedroom

No chain

Open plan style living

Rear lane access

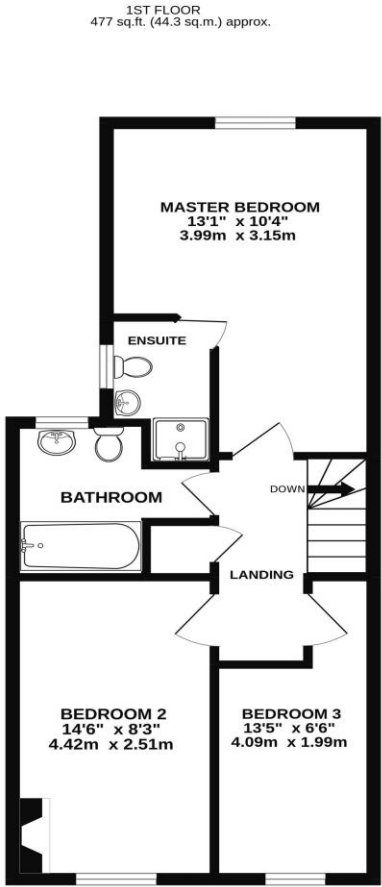
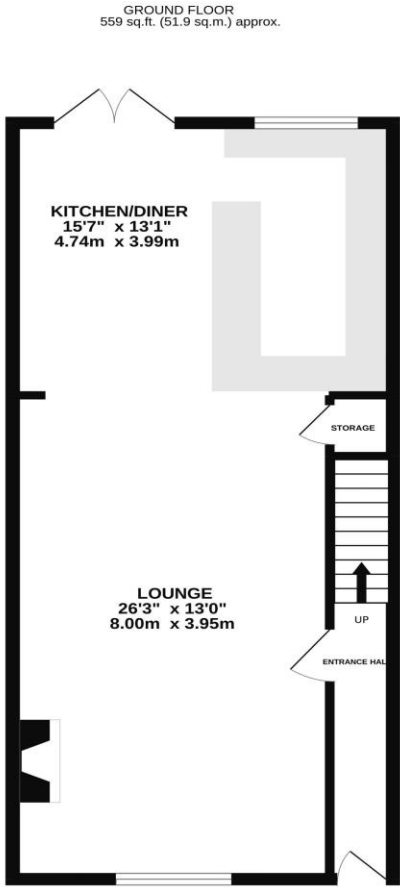
Viewings highly recommended





This cosy move in friendly property has tons of charm and plenty to offer. The property is entered via a partly glazed new PVC door into an entrance hallway laid to laminate flooring. There is a staircase rising to the first floor landing and hallway to the lounge. The lounge is a generously sized room with a featured fireplace, a continuation of the laminate flooring from the entrance hallway and a large double glazed PVC window to the front. There is an open archway creating an open plan style living from the lounge to the kitchen/dining area with a useful storage cupboard underneath the stairs. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over. It has a ceramic sink with one mixer tap, built-in cooker with a four ring gas hob and complimentary extractor fan over, space for a fridge/freezer and space for one appliance. There are splashback tiles, tiled flooring, a double glazed window to the rear and double glazed French doors to the garden. To the first floor landing there is a loft inspection point and doorways to the three bedrooms, family bathroom and airing cupboard which houses the combination style boiler. The master bedroom is a good size double room with a double glazed window to the rear overlooking the garden and a doorway to the ensuite. The ensuite has been fitted with a three piece suite comprising: low-level WC pedestal wash hand basin and shower with sliding door. There is an obscure glazed window to the side and a chrome hand towel rail. Bedroom two is a good size

double room with a featured fireplace and double glazed window to the front. Bedroom three is a well-proportioned single room with a double glazed window to the front. The family bathroom has been fitted with a 3 piece suite comprising: low-level WC, pedestal wash hand basin and corner bath with shower overhead. There is storage to the side, a chrome hand towel rail, shaving port, obscure glazed window to side, tiled flooring and half tiled walls with full tiling to the wet areas. To the front of the property is a small front garden laid to chippings, a dwarf bricked wall and gate to the entrance. To the rear of the property is a westerly facing garden with a patio and pathway to the rear access of the property. There is rear lane access and parking opportunity.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex v2022





Directions

From J36 of the M4, follow signs for Maesteg, proceed along the dual carriageway through two sets of lights and at the roundabout take the third exit. Continue along this road, go right at the traffic lights, follow this road for approximately 0.8 miles and turn into Penybryn Road follow this road for 0.2 miles and the property will be found on your left hand side indicated by our For Sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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10/27/22, 10:49 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
7 Belfry Road Brynymor Cardiff CF32 8HT	Energy rating C	Valid until: 30 October 2032 Certificate number: 2690-8542-0622-4220-2023																																
Property type	Mid-terrace house																																	
Total floor area	98 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-private-rented-property-minimum-energy-efficiency-standards-guidance																																		
Energy efficiency rating for this property																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</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	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60																																		

<https://find-energy-certificates.service.gov.uk/energy-certificates/2690-8542-0622-4220-2023/brynymor>

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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.

