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herbert r thomas

3 Greenfield
Terrace Heol
Laethog
Bryncethin, Bridgend, , CF32
9JA

hrt.uk.com



3 Greenfield Terrace Heol Laethog

Asking price **£140,000**

Three bedroom terraced property situated in a small hamlet style setting with open, countryside views.

Three bedroom terraced property

Lounge with multi fuel fire

First floor family bathroom

Available for sale with no ongoing chain

Rural setting with fantastic views

Gardens to front and rear

Local park nearby





This three bedroom terraced property lies in a picturesque setting within the lanes in Bryncethin. The property is one of just six properties within the row and is available for sale with no ongoing chain. There is a spacious lounge/dining room, kitchen to the rear, three bedrooms and a first floor family bathroom. The property runs off coal/wood fired heating and has gardens to the front and rear.

The property is entered via a double glazed door opening into the entrance hallway laid to laminate flooring with staircase to the first floor and a door through to the lounge/dining room. The lounge/dining room is a generous sized room laid to laminate flooring with a window to the front, a fireplace with a multi fuel fire and back boiler and a door leading to the kitchen. The kitchen is fitted with a range of base, wall and drawer units with wood effect laminate work surfaces and comprises of a stainless steel sink unit, space for a fridge/freezer, washing machine and range cooker. The walls are part tiled and there is a window to the garden, a double glazed door allowing access to the rear garden, under stairs storage cupboard and tiled flooring.

To the first floor the stairs and landing are carpeted and there are doors to all three bedrooms and the family bathroom. The main bedroom is laid to carpet and lies to the front of the property with window taking in the countryside views. Bedroom two is at the rear of the property and has a window to the rear aspect, a built in double cupboard which houses the hot water tank and is finished with laminate flooring. Bedroom three also has fantastic countryside views, a built in wardrobe and wood effect vinyl flooring. The loft hatch is located in bedroom three allowing access to the attic. The family bathroom is fitted with a three

piece suite comprising of a cast iron bath with electric shower over, a pedestal wash hand basin and WC. The walls are part tiled, a window to the rear, handy storage cupboard and vinyl flooring.

The property is approached by a pathway leading through a small courtyard garden laid to artificial grass. There is a coal bunker located in the garden along with some flowers and shrubs. The rear garden is tiered. The level from the property is laid to concrete with a log store. Steps lead to the garden which is laid to artificial grass and surrounded by natural hedging and shrubs. A path leads to a further raised patio.





Tenure

Freehold

Services

Electric, water, drainage

Council Tax Band

EPC Rating

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.

30080205_1734 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
3, Greenfield Thomas Mid Glamorgan CF31 1LH CF31 1LH	Current rating D	Valid until 10 January 2028	Certificate number 6562-003-7287-0391-1581
Property type Mid-terrace house		Total floor area 75 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/landlords>

<https://www.gov.uk/guidance/landlords>

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.

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 50

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/6562-003-7287-0391-1581>

Directions

From the Bryncethin roundabout, take the third exit over the cattle grid past Robert Price Builders Merchants and follow the road heading to Heol Y Cyw. Continue along the B4280 and take the left turning over a small bridge onto Heol Laethog. Follow this road over the cattle grid and past the park. Pass Railway terrace and continue to Greenfields Terrace. The property will be indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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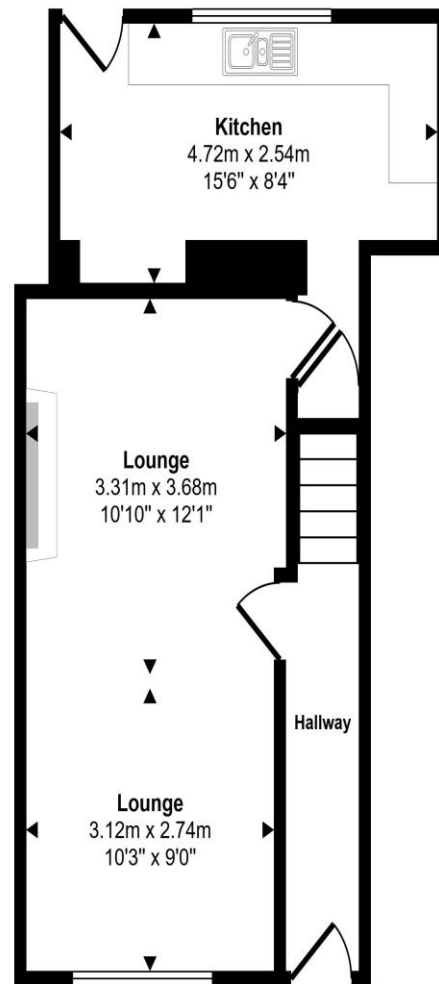
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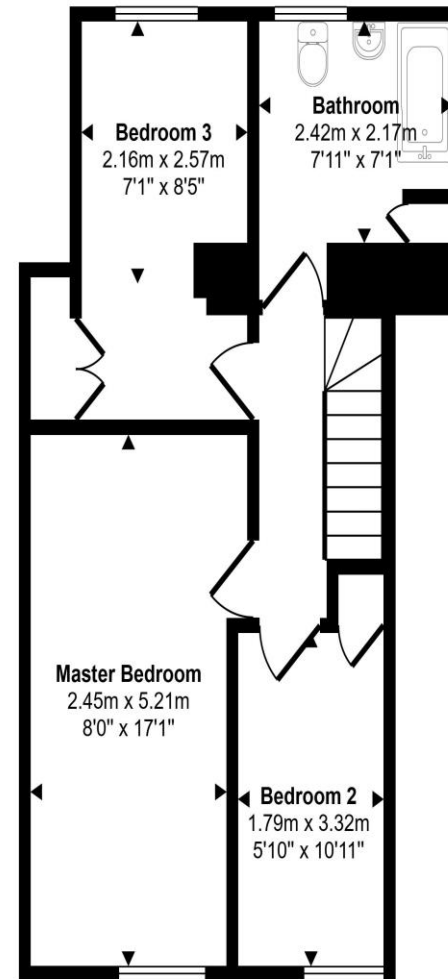
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
82 sq m / 880 sq ft



Ground Floor
Approx 40 sq m / 427 sq ft



First Floor
Approx 42 sq m / 453 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.

