

**hrt**  
herbert r thomas

14 Llwyn Glas,  
Bridgend, CF31 5AH  
[hrt.uk.com](http://hrt.uk.com)





# 14 Llwyn Glas

Asking price **£299,950**

Herbert R Thomas are delighted to present this well-proportioned three-bedroom detached Redrow home, ideally situated in Broadlands estate offering ample off-road parking, a detached garage, and a secluded rear garden. With spacious living accommodation, a master en suite, and excellent access to local shops amenities and Newbridge Playing fields.

Detached Three-Bedroom Family Home

Lounge with Archway to Dining Room

Modern Fitted Kitchen with Garden Access

Principal Bedroom with En Suite

Family Bathroom

Generous Driveway with Parking for Three Vehicles

Detached Garage & Enclosed Rear Garden









Entered via a part-glazed front door, the welcoming entrance hall is carpeted and features a radiator, coved ceiling and an under stairs storage cupboard. A ground floor cloakroom is positioned just off the hallway, fitted with a two-piece suite in white, radiator, and a frosted circular window with Georgian-style beading.

To the front, the spacious lounge enjoys a Georgian-effect PVCu double-glazed window and features a central fireplace with electric convection fire and hearth. An open archway leads into the dining room, which offers patio access to the rear garden via sliding doors—ideal for indoor-outdoor living and entertaining. The kitchen is well-appointed with a range of wall and base units, roll-top work surfaces, integrated electric double oven and gas hob with extractor above, stainless steel sink with mixer tap, and space for a washing machine, fridge-freezer, tumble dryer and dishwasher. A rear window and side glazed door provide views and access to the garden. On the first floor, the landing features

loft access, a side window, and access to three bedrooms and the family bathroom. The principal bedroom overlooks the front and benefits from built-in wardrobes and its own en suite shower room, complete with a three-piece suite in white, ceramic tiled splashbacks, extractor, radiator, and shaver point. The two remaining bedrooms both offer fitted carpets, radiators, and rear garden views, with Bedroom Two being a generous double and Bedroom Three a comfortable single or home office. The family bathroom is fitted with

a contemporary three-piece suite comprising bath, vanity wash hand basin and WC, with ceramic tiled splashbacks, extractor fan, and a built-in airing cupboard.

Externally, the property enjoys a secluded and enclosed rear garden, ideal for children, pets, or outdoor entertaining. The front garden is open-plan, with a driveway providing ample off-road parking and leading to a detached single garage.





## Tenure

Freehold

## Services

All mains services  
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.

## Directions

From our office follow Derwen Road North turning left onto the dual carriageway. At the next roundabout turn left onto Tondur road. At the traffic lights turn left onto Park Street. Follow the street up to the next set of traffic lights and bear right onto the Broadlands Estate. Turn left at the first roundabout and then left again onto Llwyn Glas. Continue to follow street where the property can be found on the right hand side.

Viewing strictly by appointment  
through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



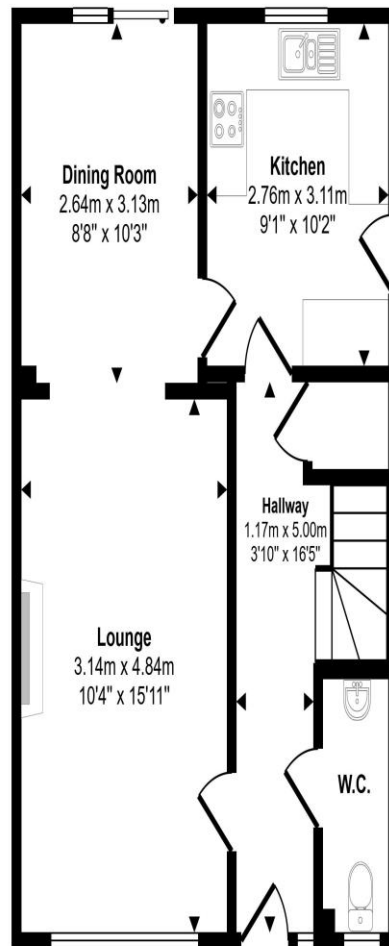
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



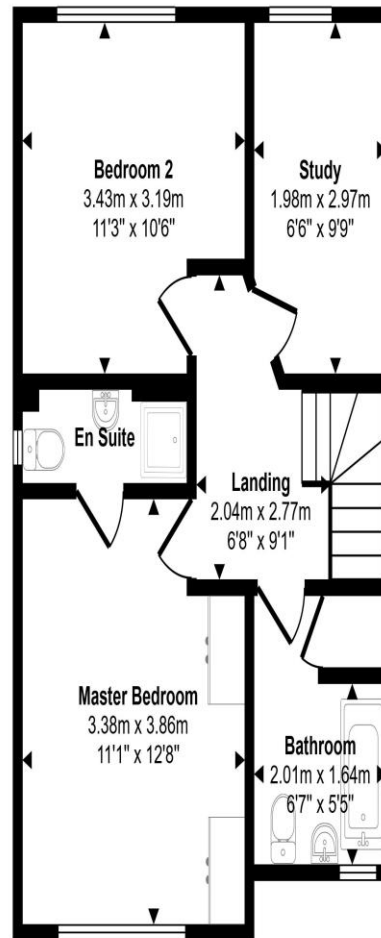




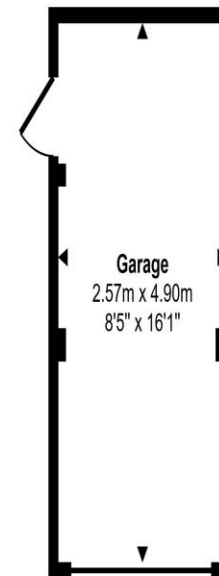
Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 45 sq m / 485 sq ft



First Floor  
Approx 44 sq m / 474 sq ft



Garage  
Approx 13 sq m / 136 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.



