



**hrt**

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

27 Heol Ganol

Sarn, Bridgend, CF32 9PG



# 27 Heol Ganol

Asking price **£194,950**

Ideally positioned in the centre of Sarn Village, just moments from local shops, schools and excellent transport links including Junction 36 of the M4, this well-presented three-bedroom semi-detached home offers an ideal opportunity for first-time buyers or investors alike. With spacious interiors, a south-facing rear garden and modern kitchen and bathroom, this property is ready to move into.

Well-presented three-bedroom semi-detached

Ideal first-time buy or investment opportunity

Modern fitted kitchen and bathroom

Generous south-facing rear garden

Ground-floor cloakroom W.C.

Gas central heating and PVCu double glazing

Easy access to local shops and amenities

Excellent access to Junction 36 of the M4

Viewings highly recommended









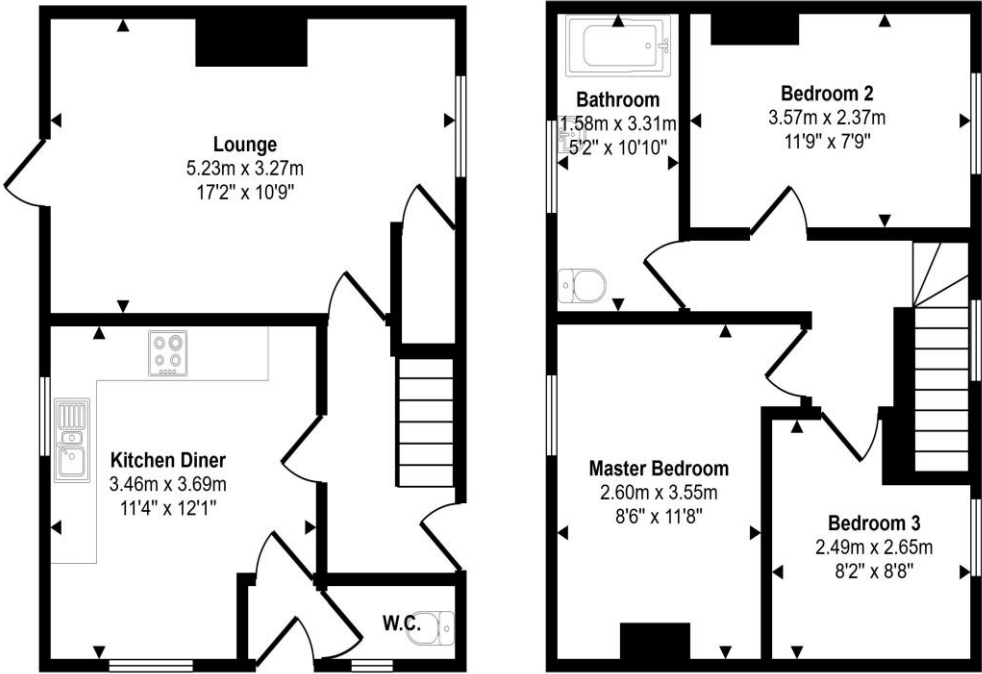
Entered via a PVCu double-glazed door, the entrance hallway features, stairs rising to the first floor, an understairs storage cupboard and doors leading to the kitchen and lounge. The lounge is a spacious and bright reception room with a large PVCu window to the front and a rear access door opening directly onto the garden—ideal for entertaining or relaxing. The kitchen is fitted with a contemporary range of base units with square-edged work

surfaces, a stainless steel sink with swan-neck mixer tap, built-in oven, four-ring electric hob with extractor over, and space for further appliances. Dual-aspect PVCu windows provide ample natural light, while a door leads to a side hallway which gives access to downstairs cloakroom W.C. and an external access door to side.

To the first-floor landing is an PVCu window to the front and doorways to all three bedrooms and the family bathroom, which is fitted with a white three-piece suite comprising P-shaped bath with shower over, pedestal wash hand basin and W.C. With tiling to wet areas, chrome heated towel rail, ceiling extractor and obscure window to the rear. The master bedroom enjoys a rear aspect, while bedrooms two and three are both situated at the front of the property.

Outside, the front garden is laid to lawn with well-stocked borders enclosed by brick walling and galvanised gates, providing a charming approach to the property. To the rear lies a generous south-facing garden, laid mostly to lawn with a patio seating area—perfect for enjoying the sunshine.

Approx Gross Internal Area  
75 sq m / 807 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft

First Floor  
Approx 37 sq m / 401 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 C  
EPC Rating D

## 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 Junction 36 of the M4, proceed along the A4063 signposted Maesteg. Continue straight through the first set of traffic lights. At the second set, turn right onto Bryncoch Road, then left at the crossroads onto Heol Ganol, where the property will be found on the left-hand side, as indicated by our For Sale sign. To arrange a viewing, contact Herbert R. Thomas, Bridgend.

Viewing strictly by appointment  
through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

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

**hrt** Est. 1926



29/09/2025, 17:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
27 MED. CIRCLE, Bridgend CF31 1LH	Energy rating <b>D</b>	Valid until: 31 October 2030
Certificate number: 2915-9030-1102-0520-0182		
Property type: Semi-detached house		
Total floor area: 76 square metres		
<b>Rules on letting this property</b> 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 <a href="https://www.gov.uk/guidance/landlords-should-read-guidance-on-the-energy-performance-of-buildings">https://www.gov.uk/guidance/landlords-should-read-guidance-on-the-energy-performance-of-buildings</a>		
<b>Energy rating and score</b> This property's energy rating is D. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency</a>		
The graph shows this property's current and potential energy rating. <b>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.</b> For properties in England and Wales: the average energy rating is D the average energy score is 60		



