

An aerial photograph of a two-story house with a stone ground floor and a white upper floor. The house has a brown tiled roof and a chimney. A white extension with a flat roof and large windows is attached to the side. A paved driveway leads to a wooden garage. The property is surrounded by greenery and a road is visible in the foreground.

**hrt**  
herbert r thomas

69 Bryntirion Hill  
Bridgend, CF31 4BY

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## 69 Bryntirion Hill

Asking price **£349,950**

Spacious three bedroom semi-detached property situated on a generous plot with garage and driveway parking. Located in the sought after area of Bryntirion Hill.

Three double bedrooms

Three versatile reception rooms

Modern fitted kitchen

Two first-floor bathrooms

Southerly facing rear garden

Off-road parking and garage

Sought-after location on Bryntirion Hill

Convenient for Bridgend Town Centre and amenities

Viewing highly recommended









Situated in the highly sought-after area of Bryntirion Hill, this generously proportioned three double bedroom semi-detached family home offers versatile living space with three reception rooms, two bathrooms, and a larger-than-average southerly facing rear garden. The property further benefits from off-road parking and a detached garage, and is ideally placed for easy access to Bridgend town centre, Newbridge Fields, and local amenities. Viewings are highly recommended to appreciate the size and setting on offer. Entered via a PVCu double glazed door, the entrance porch provides useful storage space and leads into the inner hallway. Off the porch is a downstairs WC, fitted with a modern two-piece suite comprising a close-coupled WC and wash hand basin with splashback tiling, along with a window to the side elevation providing natural light. The inner hallway features a staircase rising to the first-floor landing and doorways leading into the principal ground-floor reception rooms. The dining room offers flexible living space and features a fireplace, along with a PVCu double

glazed door flanked by side windows opening onto the southerly facing rear garden. An archway leads through to the kitchen, creating an open flow between the two spaces. The kitchen is fitted with a contemporary range of matching base and wall-mounted units with worktop surfaces over. There's a built-in eye-level double oven, a four-ring gas hob, and a ceramic sink unit with swan-neck mixer tap. Natural light floods the room via a PVCu double glazed window and door to the side elevation. The lounge/diner spans the full depth of the property and enjoys high ceilings, a feature fireplace, and a PVCu double glazed window to the front elevation. Double doors lead into the conservatory. The conservatory is a superb additional reception space, benefitting from a clad and insulated roof with Velux windows, windows to three sides, and double doors opening out onto the rear garden — an ideal spot to enjoy the garden views all year round. The first-floor landing gives access to all three double bedrooms and both bathrooms. All three

bedrooms are generously proportioned double rooms, each benefitting from fitted bedroom furniture which provides excellent storage solutions. The family bathroom is fitted with a three-piece suite comprising a pedestal wash hand basin, bath with shower attachment, and a close-coupled WC. The room is finished with half-height tiling to all walls and features two windows to the side, creating a bright and airy feel. In addition, there is a shower room, fitted with a modern three-piece suite comprising a shower cubicle, pedestal wash hand basin, and a WC. This room enjoys windows to both the front and side elevations and half-height tiling for a fresh and practical finish. To the front of the property, there is off-road parking located ahead of the detached garage, providing convenient and secure parking. The generously proportioned southerly facing rear garden is laid mainly to lawn with gravel and Press Crete patio seating areas, creating ideal spaces for outdoor entertaining, relaxing, or family play.





## Tenure

Freehold

## Services

Council Tax Band F

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.

Energy performance certificate (EPC)			
Issued on: 08 July 2020	Valid until: 08 July 2029	Energy rating <b>D</b>	Potential rating <b>B</b>
Certificate number: 8039-6853-4283-2885-8284			
Property type: Semi-detached house			
Total floor area: 120 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-exemptions">https://www.gov.uk/guidance/landlords-exemptions</a>			
<a href="#">View the full energy performance certificate as it appears to the public (PDF, 240KB)</a>			
<b>Energy rating and score</b>			
This property's energy rating is D. It has the potential to be C.			
<a href="#">See how to improve this property's energy efficiency</a>			
		<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales, the average energy rating is D, the average energy score is 60.</p>	

## Directions

From Bridgend Town Centre, travel up Park Street and continue onto Bryntirion Hill. Number 69 is situated on the left-hand side.

Viewing strictly by appointment through Herbert R Thomas

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**RICS**

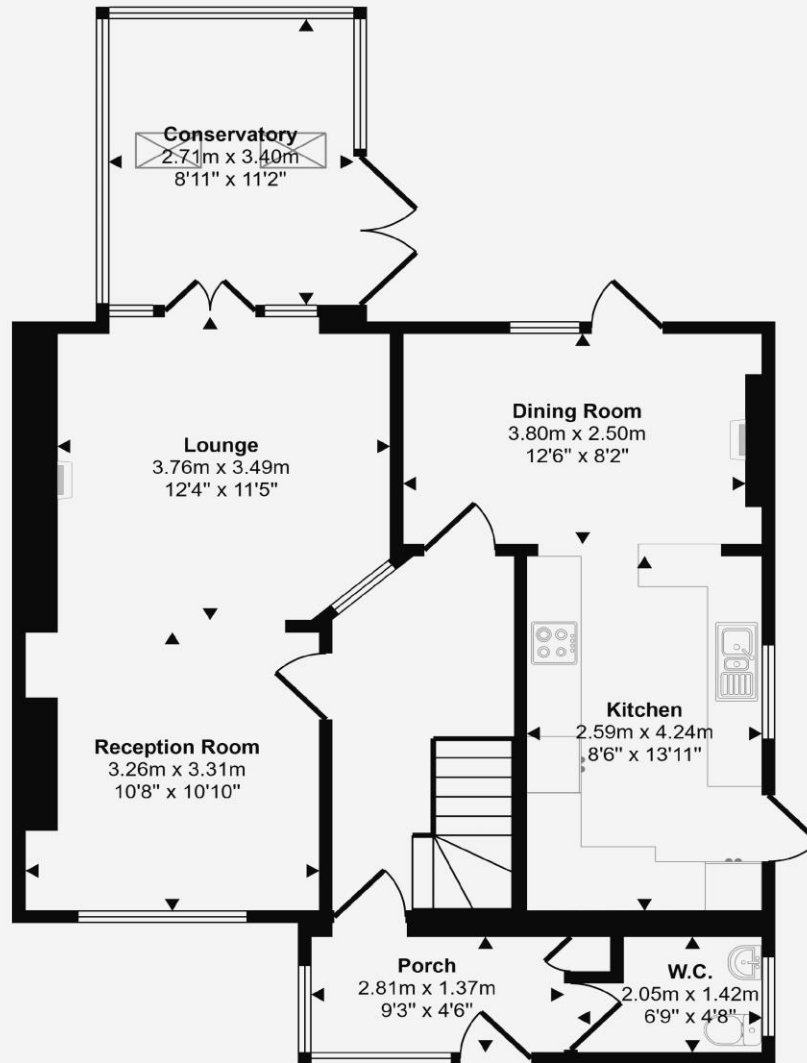
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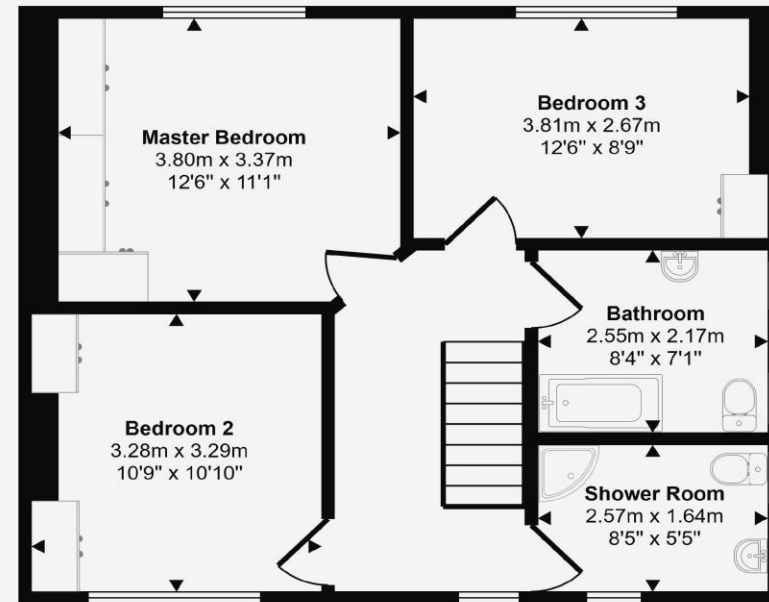




Approx Gross Internal Area  
132 sq m / 1417 sq ft



Ground Floor  
Approx 76 sq m / 814 sq ft



First Floor  
Approx 56 sq m / 604 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.



