



herbert r thomas

42 Maes Y Rhedyn

Bridgend, CF31 4FB

hrt.uk.com



42 Maes Y Rhedyn

Asking price **£329,950**

Herbert R Thomas are pleased to present this immaculately presented four double bedroom detached property on the popular Barrett Homes development of Morgan's Meadow, boasting with upgrades throughout, one of the largest garden plots on the development and double width drive ahead of the garage. This lovely home is located short distance to local schools, shops and amenities as well as parks and playing fields. Offers great transport links and commuter access via Junction 36 of the M4.

- Four double bedrooms
- Detached property
- Double driveway
- Large Garden
- Beautiful kitchen and utility
- Ideal family home
- Close proximity to Schools
- Spacious property
- 360 Virtual tour available below
- Viewings highly recommended





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with obscure glazed window to side and half tiled walls. To the first floor landing there is the loft inspection point and doorways leading to the four bedrooms, family bathroom and airing cupboard. The main bedroom is a impressive size double bedroom laid to carpet with large double glazed window to front and doorway through to ensuite. The ensuite consists of a three-piece suite comprising of a low-level WC pedestal wash hand basin and walk-in shower with slide panel indoors with fully tiled walls in the wet areas and chrome ladder radiator, featured shaving point and obscure glazed window. Bedroom two is another spacious double bedroom laid to carpet with ample space for furniture and a double glazed window to the front. Bedrooms three and four are double bedrooms laid to carpet with double glaze UPVC windows to rear overlooking the garden wall, The bedroom windows benefit from bespoke blinds which will be remaining with the property.

The family bathroom consists of a three piece suite comprising of a low

level WC, pedestal wash hand basin and panel bath with shower overhead. The room Is laid to vinyl flooring and has fully tiled walls in the wet area and a window to the rear. To the front of the property is a double driveway, providing ample off road parking ahead of the garage which benefits from power and houses the combination style boiler. The front garden is laid to lawn with gated side access and pathway to the property entrance. To the rear of the property is a fully enclosed landscaped garden on an exceptional plot mostly laid to lawn with stylish modern patio off the French doors, providing ample space for garden furniture/additional storage and where the sun can be enjoyed throughout the day. There is also a outside power sockets with steps leading to the lawn and path to the side access. At the rear of the garden is a concrete hard stand currently fenced with potential room for sheds or outbuildings subject to building regulations.





Tenure

Freehold

Services

All mains

Council Tax Band E

EPC Rating B

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

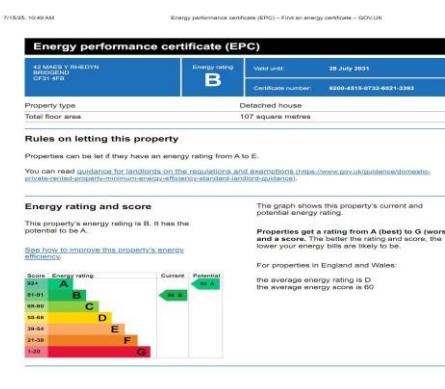
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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 Bridgend Town Centre, proceed along Park Street and onto Bryntirion Hill. At the traffic lights turn right. Proceed along this road taking the third left hand turning onto Llangwydd Road. Take the first right onto Barnes Avenue and proceed down the hill passing the green park area on the right hand side. Continue up and at the brow of the hill turn left onto Heol Ty Maen and then right on Maes Y Rhedyn. The property can be found on the right-hand side next to our for sale sign board

Viewing strictly by appointment
through Herbert R Thomas
hrt.uk.com

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herbert r thomas

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Mid Glamorgan, CF31 1LH
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bridgend@hrt.uk.com**

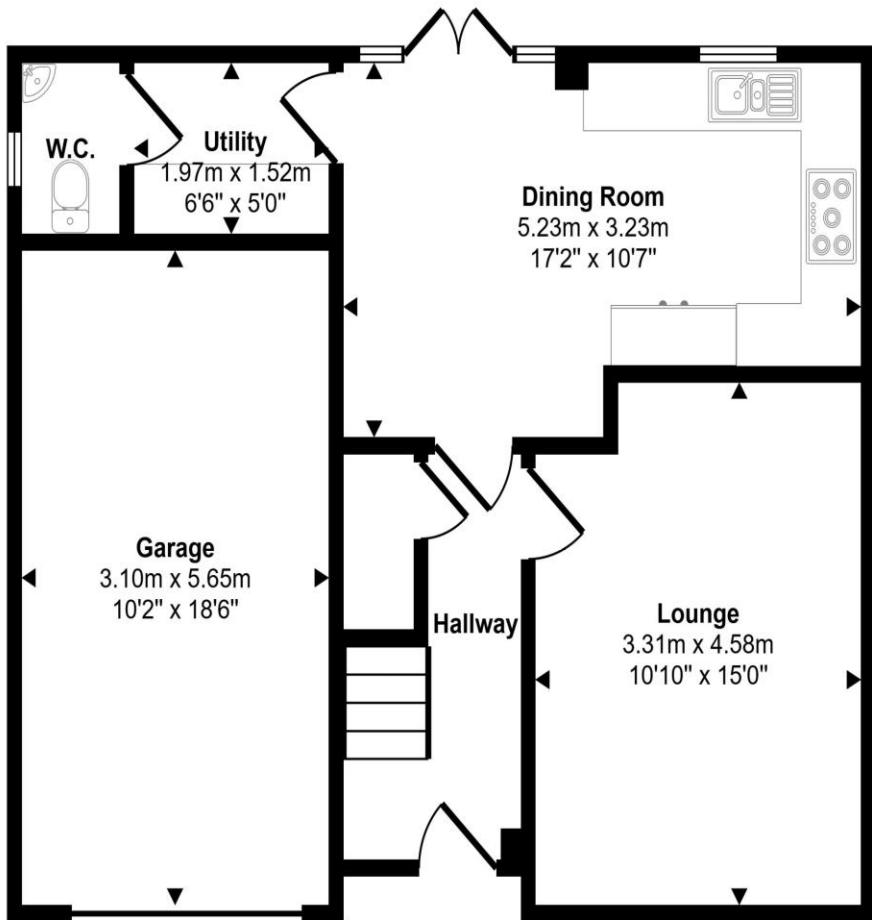
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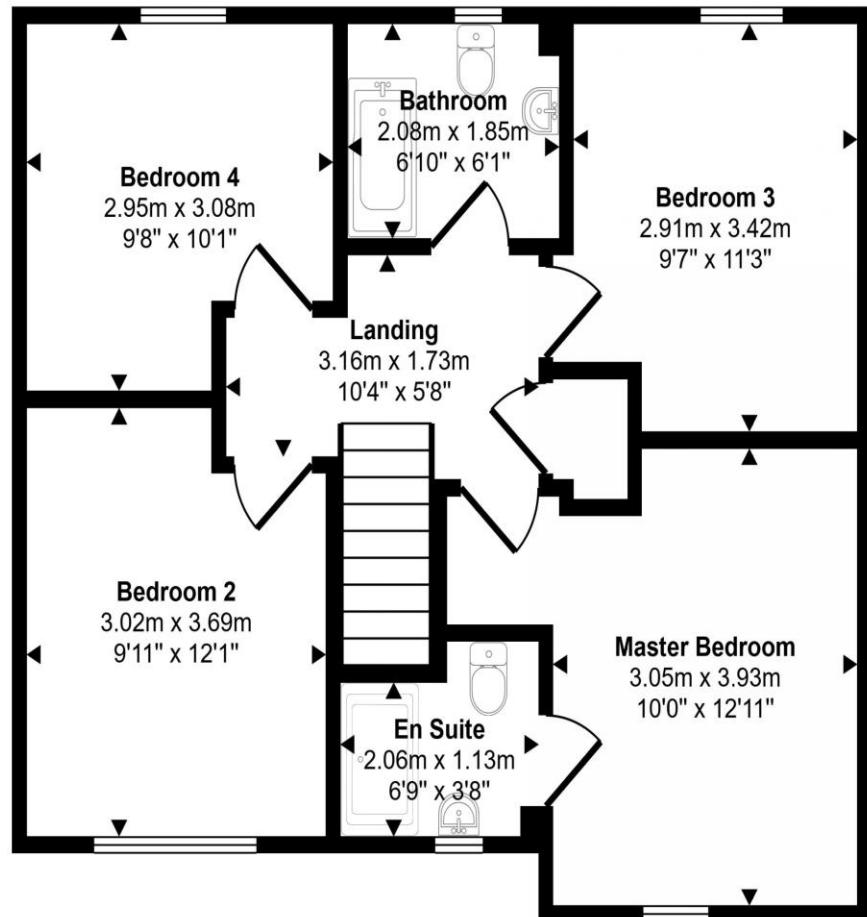
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
121 sq m / 1300 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft



First Floor
Approx 59 sq m / 640 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.

