

hrt
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





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. The property is entered via a partly glazed composite door into entrance hallway laid to tile flooring with staircase rising to the first floor landing and doorways that lead off to the lounge and kitchen diner as well as useful storage cupboard beneath the stairs. The lounge is a generous size reception room laid to carpet with large double glazed allowing for natural light to pour into the space. The kitchen has been fitted with a matching range of base and eye level units with rolled worktops and consists of a 1 1/2 stainless steel sink with Swan mixer tap and a five burner gas hob with complementary extractor fan overhead. There is a integral fridge freezer and high-level oven and grill, wine cooler and dishwasher. Complimented with under cabinet lighting and dimmable spotlight above, the kitchen diner offers good space for dining furniture designed to function as a great social kitchen accompanied with French doors to rear giving access out to garden and doorway through to the utility room. The utility room fitted with the same matching sleek worktops as the kitchen has space for two appliances with ample storage with a window to rear and doorway through to a spacious WC

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.

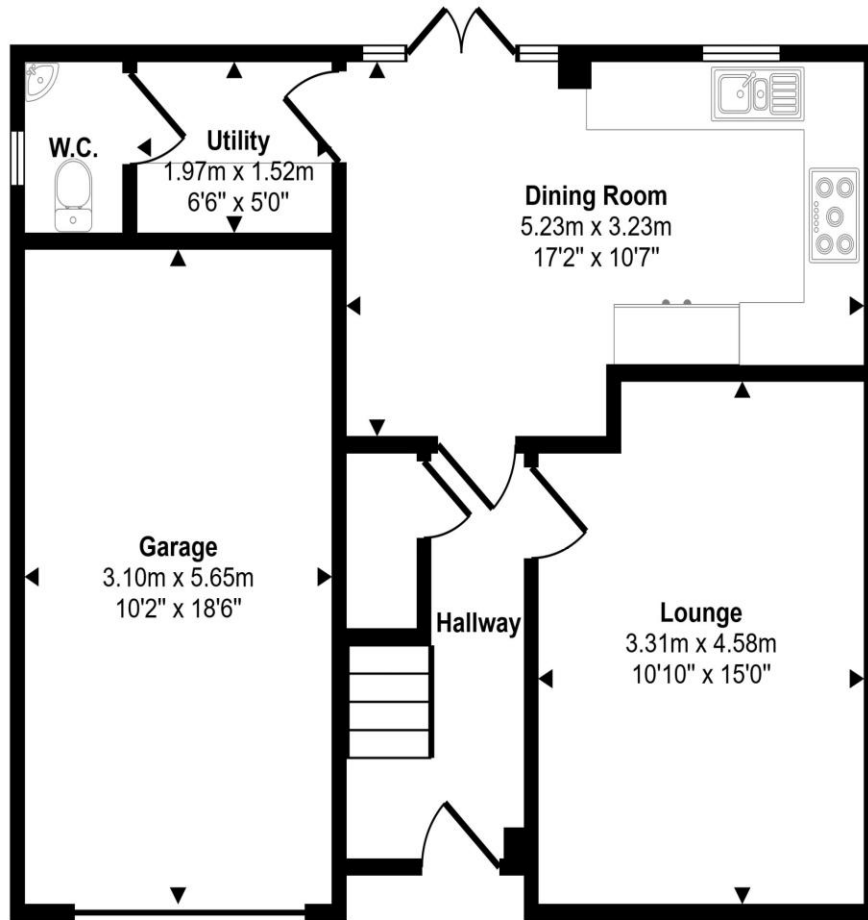




These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

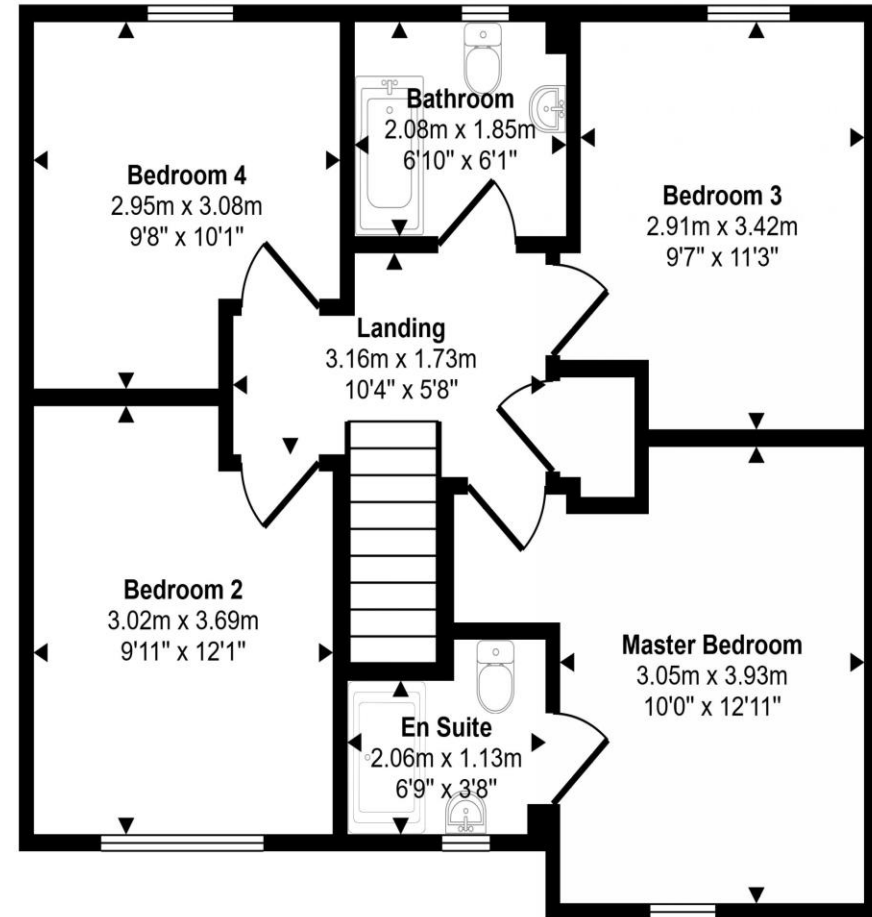


Approx Gross Internal Area
121 sq m / 1300 sq ft



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.

