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11 Maes Y Rhedyn
Bridgend,
CF31 4FD

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Asking price **£275,000**

Located within a sought-after development by Barratt Homes, this well-presented three-bedroom detached property offers an ideal opportunity for families, professionals, or anyone seeking flexible, modern living in a convenient location.

Well presented three bedroom detached house

Generous corner plot

Kitchen/diner with a full range of integrated appliances

Popular residential development

Tiered landscaped garden

Driveway parking for three vehicles





Located within a sought-after development by Barratt Homes, this well-presented three-bedroom detached property offers an ideal opportunity for families, professionals, or anyone seeking flexible, modern living in a convenient location. The property offers a stylish fitted kitchen/diner complete with a full range of integrated appliances. The spacious interior is beautifully maintained, offering comfortable and versatile accommodation throughout. Outside, the property sits on a corner plot featuring a tiered, landscaped garden – ideal for relaxing and outdoor dining. There is also driveway parking for three vehicles, adding further practicality. Situated close to local schools and shops, and just a short drive from the M4 motorway, this property combines convenient living with excellent commuter links.

The property is entered by a double glazed door with glass panel into the entrance hall with the staircase leading to the first floor, doors to the lounge, kitchen/diner and cloakroom/WC. There is an under stairs storage cupboard and additional cupboard for coats and shoes and a fitted mat on entry with the remainder of the floor laid to vinyl. The carpeted lounge is a generous size with windows to the front and side and a central fireplace with electric fire. The kitchen has been fitted with a range of high gloss base, wall and drawer units, with an integrated fridge/freezer, dishwasher and washer dryer. There is a 1.5 bowl sink unit, an Ideal logic combi boiler concealed in a cupboard, windows to the front and side and a set of French doors opening onto the garden. Vinyl flooring continues from the hallway and there is space for a dining table. The cloakroom/WC comprises of a pedestal

wash hand basin with splash back tiling and a WC and a continuation of vinyl flooring flows from the hallway.

To the first floor the stairs and landing are carpeted and there are doors to all three bedrooms and the family bathroom. The main bedroom is positioned to the front of the property with windows to the front and side. A generous double room with plenty of space for wardrobes and additional bedroom furniture and a doorway leading through to an ensuite. The ensuite comprises of a shower cubicle with an electric shower, a WC and a pedestal wash hand basin with splash back tiling and a window to the front. Bedroom two is another double room with windows to the front and side. There is a recess with built-in rails and shelving and a built-in storage cupboard. The

room is carpeted. Bedroom three is single bedroom with a window to the side and fitted carpet. The family bathroom comprises a panelled bath with a thermostatic shower over, glass shower screen, part tiled walls, a WC and a pedestal wash hand basin with splash back tiling. There is a heated chrome towel rail, vinyl flooring and a window to the side.

Outside, the property sits on a generous plot with a landscaped garden and an extra long driveway allowing parking for three vehicles. The tiered garden has a patio leading from the property, steps lead down to a lower level with a seating area and decorative chippings. The decorative chippings continue to the patio area with a pergola.





Tenure

Freehold

Services

All mains services
Council Tax Band D
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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																							
11, Maes y Rhedyn Bridgend CF31 4EP	Energy rating B	Valid until 2 October 2028	Certificate number 9966-3864-7480-9401-7161																																				
Property type Detached house	Total floor area 85 square metres																																						
Rules on letting this property																																							
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 https://www.gov.uk/guidance/domestic-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance .																																							
Energy rating and score		The graph shows this property's current and potential energy rating.																																					
This property's energy rating is B. It has the potential to be A.		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.																																					
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																					
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-101	A			81-90	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>A</td> </tr> </tbody> </table>		Current	Potential	B	A
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<https://find-energy-certificate.service.gov.uk/energy-certificates/9966-3864-7480-9401-7161/property/a>

Directions

From Bridgend Town Centre, proceed along Park Street and onto Bryntirion Hill. At the traffic lights, turn right. Proceed along Bryn Golau taking the third left turning onto Llangewydd Road. Take the first right onto Barnes Avenue and proceed down the hill

Viewing strictly by appointment
through Herbert R Thomas

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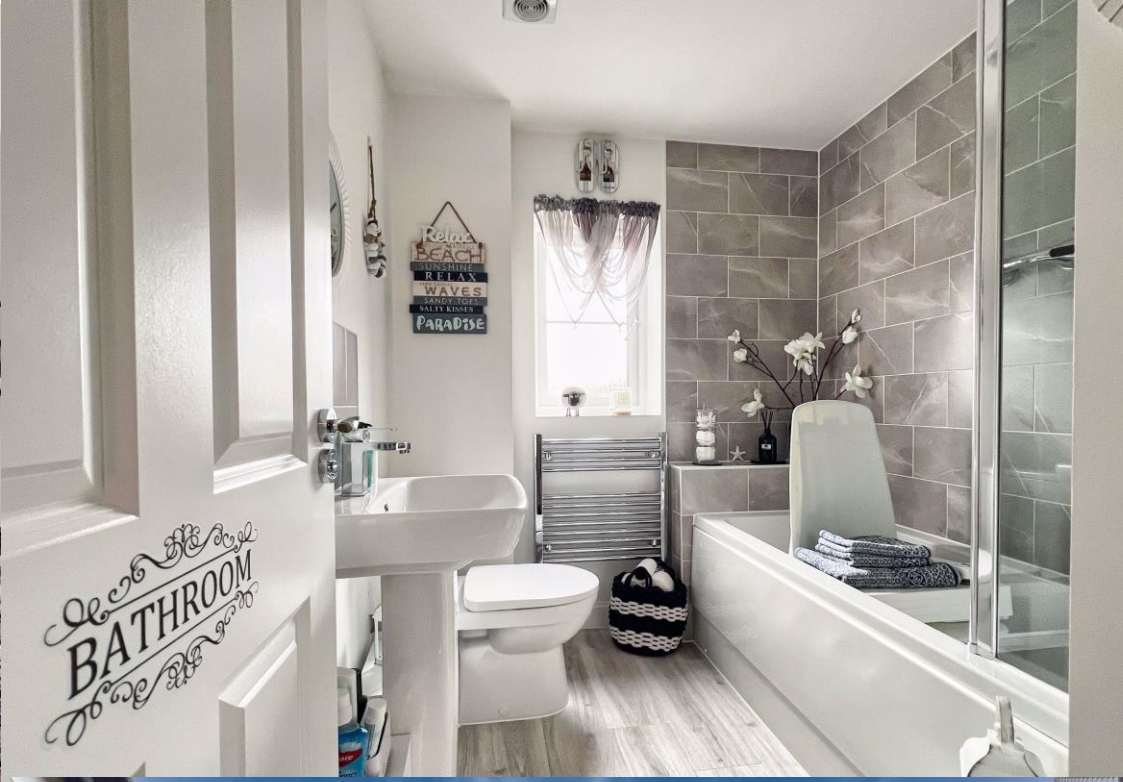
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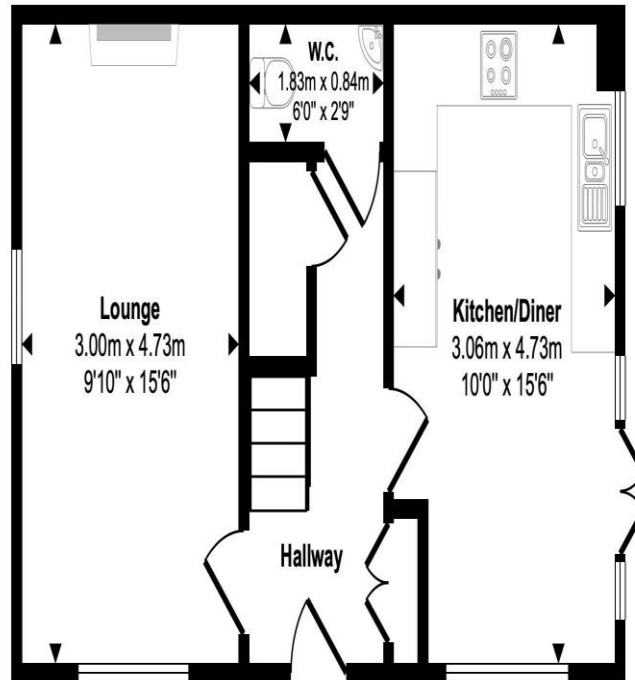
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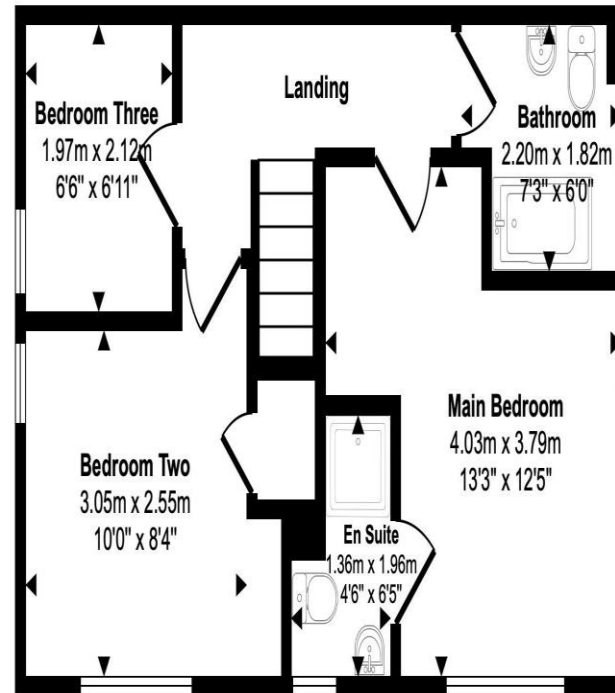
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



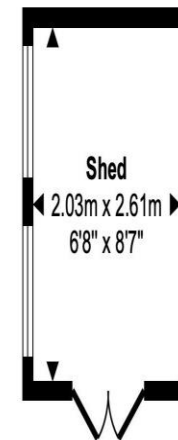
Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 40 sq m / 425 sq ft



Storage Room
Approx 5 sq m / 57 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.

