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Brynderwen House
Derllwyn Road
Tondy,
Bridgend,
CF32 9DL

Brynderwen House Derllwyn Road

Asking price **£635,000**

Situated in Tondy with stunning views of the valley, is this detached four bedroom, four bathroom executive home.

No onward chain

Elevated decking with stunning valley views

Double garage

Gated driveway with ample off-road parking

Substantial plot with impressive south-facing garden

Four reception rooms

Four bathrooms

Huge potential with conversion-ready chambers beneath (subject to planning)

Close to local schools, shops, and amenities

Excellent commuter access via Junction





Herbert R Thomas are delighted to present Brynderwen House, an eye-catching detached property with beautiful features throughout. This executive home offers four generously sized bedrooms (three with en-suites and walk-in wardrobes), four reception rooms, a private south-facing garden, and exceptional potential with spacious chambers beneath the property that could be converted for multiple uses (subject to planning).

The property is entered via a porch with tiled flooring and a bespoke boot-room bench with storage above. A wooden door opens into the main hallway, which features parquet flooring, a staircase rising to the first-floor landing, and doors leading to the dining room, study, lounge, and kitchen/diner. The lounge is an impressive reception room with fitted carpet, ample space for furnishings, a grand feature fireplace, and double-glazed French doors opening onto a patio with stunning garden views. The dining room is equally spacious, with a feature fireplace and a large front-facing window that floods the room with natural light. The study is a versatile, well-proportioned room with carpet flooring and a charming stained-glass window to the front. The kitchen has been fitted with a matching range of base and wall units with solid oak worktops. Features include a Belfast sink, integrated dishwasher, space for a range cooker with complementary extractor fan, space for an American-style fridge freezer, and extensive storage with under-cabinet lighting. The room also offers sleek splashback tiling, spotlights, tiled flooring, double-glazed windows to the rear and side, a breakfast bar with oak worktop and storage beneath, and ample space for dining, enhanced by pendant lights above. A door leads through to the utility room, which provides further base units, a stainless steel sink with mixer tap, tiled flooring, appliance space, and a WC. From here, a rear door opens to the garden, with access to an inner hallway leading to the garage and staircase to the lower level. The lower level currently serves as a games room but offers enormous flexibility as a gym, hobby space, or leisure

suite. It is fitted with laminate flooring, spotlighting, and French doors opening onto the south-facing garden.

The first-floor landing provides access to four bedrooms, the family bathroom, and an airing cupboard. The main bedroom is a substantial double with twin front-facing windows, spotlights, and carpet flooring. It benefits from a dressing room with Velux window, fitted storage, a walk-in wardrobe, and a luxury en-suite comprising a low-level WC, wash basin, double walk-in shower, and freestanding bath with fully tiled wet areas, window, and chrome ladder radiator. Bedrooms two and three are impressive doubles, both with walk-in wardrobes and en-suite shower rooms. Bedroom four is another generous double with rear-facing window overlooking the garden. The family bathroom is fitted with a three-piece suite including WC, pedestal wash basin, and bath with

overhead shower. Fully tiled walls in the wet areas, half-height panelling, and an obscure glazed window complete the room.

To the front, the property is approached via a gated driveway with parking for multiple vehicles, a double garage, and a lawned garden with gated side access. The rear garden is a substantial, fully enclosed south-facing plot, mainly laid to lawn with patio areas ideal for outdoor dining and entertaining. Elevated decking, accessed from both the lounge and utility room, provides beautiful views across the garden and valley beyond. A dedicated BBQ area enhances the outdoor lifestyle. Beneath the property lies a network of chambers with striking arched features, offering huge potential for conversion into additional living or leisure space (subject to planning).





Tenure

Freehold

Services

All mains services
Council Tax Band G
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.

AWAITING EPC

Directions

Viewing strictly by appointment
through Herbert R Thomas

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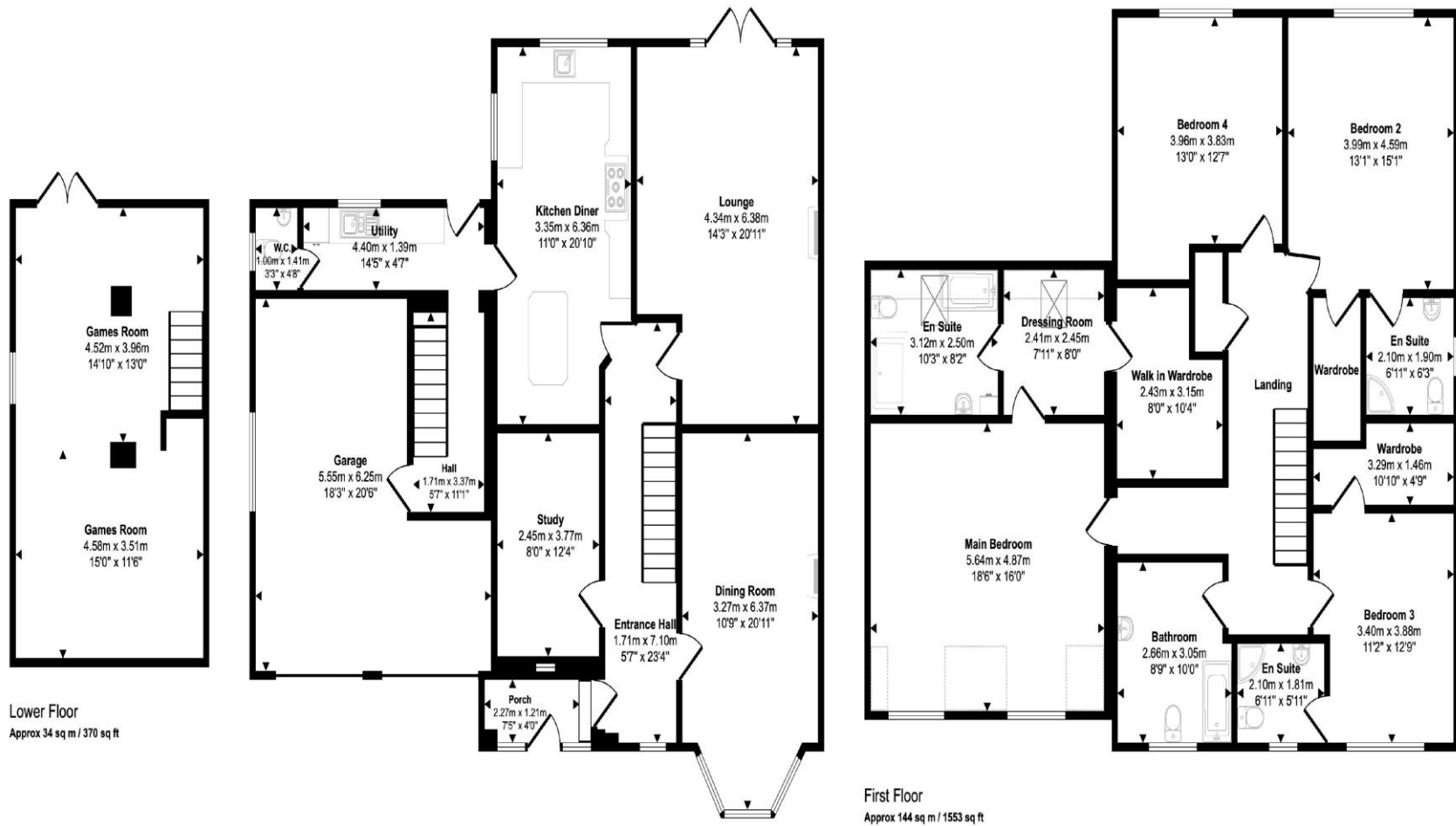
hrt Est. 1926

RICS

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
319 sq m / 3429 sq ft



Devices head height below 1.5m

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.

