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17 Bryntirion Close
Bridgend,
CF31 4BZ

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Asking price **£465,000**

Charming four bedroom detached property sat on a corner plot within walking distance of Bridgend Town Centre.

Spacious four double bedroom detached property

Corner plot

Within walking distance to Bridgend Town Centre and Newbridge Fields

Beautifully presented throughout

Multiple reception rooms

Stylish fitted kitchen/diner with separate utility room

Flexible accommodation

Part garage & driveway parking

Wrap around gardens





We are pleased to present this beautifully presented four-bedroom detached home, ideally situated in a highly sought-after location just a short walk from Bridgend town centre and nearby Schools. The property offers spacious and versatile living, featuring two generous reception rooms, one with a charming log-burning stove set on a slate hearth. The open-plan kitchen/diner is a real highlight, designed with modern handleless units, mirostone work surfaces and premium NEFF integrated appliances. With ample space for a family-sized dining table and French doors leading out to the garden, it is the perfect space for both everyday living and entertaining. A separate utility room adds further convenience. The inviting hallway leads upstairs to four double bedrooms, two of which are connected by a stylish Jack and Jill shower room. A modern family bathroom completes the accommodation. Occupying a corner plot, the home boasts wraparound gardens, part garage, and an electric car charging point. Originally built in 1965, the property has been thoughtfully maintained and updated throughout, combining character with contemporary style. This is a rare opportunity to acquire a substantial family home in a popular and convenient location.

The property is entered via a wooden door into an Inviting entrance hallway with original maple strip flooring, a staircase leading to the first floor with fitted storage underneath and doors leading to two reception rooms, the kitchen/diner and cloakroom/WC. The reception room at the front is currently utilised as a home office but would be a perfect sitting room or formal dining room. There is a large window to the front overlooking the garden and original maple strip flooring. The lounge is a generous size room with a beautiful log burner incorporated into the corner, set on a slate hearth. The room offers French doors to the side opening onto a patio area and the flooring is the same continuation of original Maple strip from the hall. The cloakroom comprises a two piece suite of WC and a vanity unit with wash hand basin and storage beneath. The walls are part tiled with a window to the side. The kitchen/diner is positioned to the rear of the property with French doors opening out to the garden. The kitchen is fitted with a vast range of stylish, handleless base, wall and drawer units with mirostone work surfaces and matching up stands. There is a 1.5 bowl sink unit and a matching mirostone splash back to the cooker. Integrated appliances include a high level NEFF oven and matching microwave, dishwasher and induction hob along with space for an American fridge/freezer. Ceramic tiled flooring leads to the utility room. The separate utility room was created by using part of the original garage. The utility section offers a range of base and wall

units with wood effect laminate work surfaces. A Worcester combi boiler is concealed in a cupboard, there is space for a washing machine and a door leads through to the remaining garage area. The part garage/storage area has power, light and an electric roller shutter door to the front.

To the first floor the stairs and landing are carpeted and doors lead to all bedrooms and the family bathroom. There is a loft hatch leading into the attic with pull down ladder. The main bedroom is a generous size room at the front of the property with ample space for bedroom furniture and windows to the front aspect. A door leads through to a Jack and Jill shower room. The shower room benefits from a walk-in shower cubicle with rainfall shower and a combination unit with WC and handbasin inset with plenty of storage. The room is fully tiled with a window to the side and a heated chrome towel rail. Bedrooms two and three are both generous double bedrooms. Bedroom two is a spacious room with window to the front, fitted carpet and ample space for bedroom furniture. Bedroom three has a window to the side and offers a selection of sliding mirrored wardrobes with plenty of hanging and storage space. The fourth bedroom, also a double in size, is currently being utilised as a dressing room and filled with an

array of freestanding wardrobes. The bedroom also shares access to the Jack and Jill bathroom (allowing the connection as a main suite) and finished with fitted carpet and a window to the rear. The family bathroom is a stylish space with panelled bath and rainfall shower over with a glass shower screen. There is a wall hung wash hand basin, WC heated chrome towel. The room is fully tiled with tile flooring and a window to the rear.

The property is approached by double wooden gates opening onto a concrete drive allowing off road parking for multiple vehicles. The front garden is laid to lawn with a surrounding dwarf wall and wooden fencing with various trees. There is a patio to the side of the property with doors from the lounge. The gardens wrap around the property with a further patio to the rear from the kitchen. The remainder of the garden is laid to lawn with flower and tree borders. An external electric car charger is positioned to the side of the property.





Tenure

Freehold

Services

All Mains services

Council Tax Band E

EPC Rating D

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 travel to and along Park Street, continue along Bryntirion Hill and take a left hand turn into Bryntirion Close and left again where the property will be found as indicated by our For Sale board.

Viewing strictly by appointment
through Herbert R Thomas

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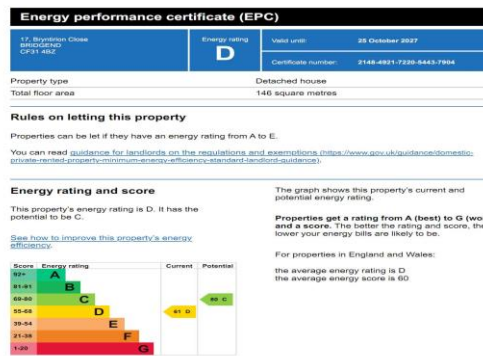
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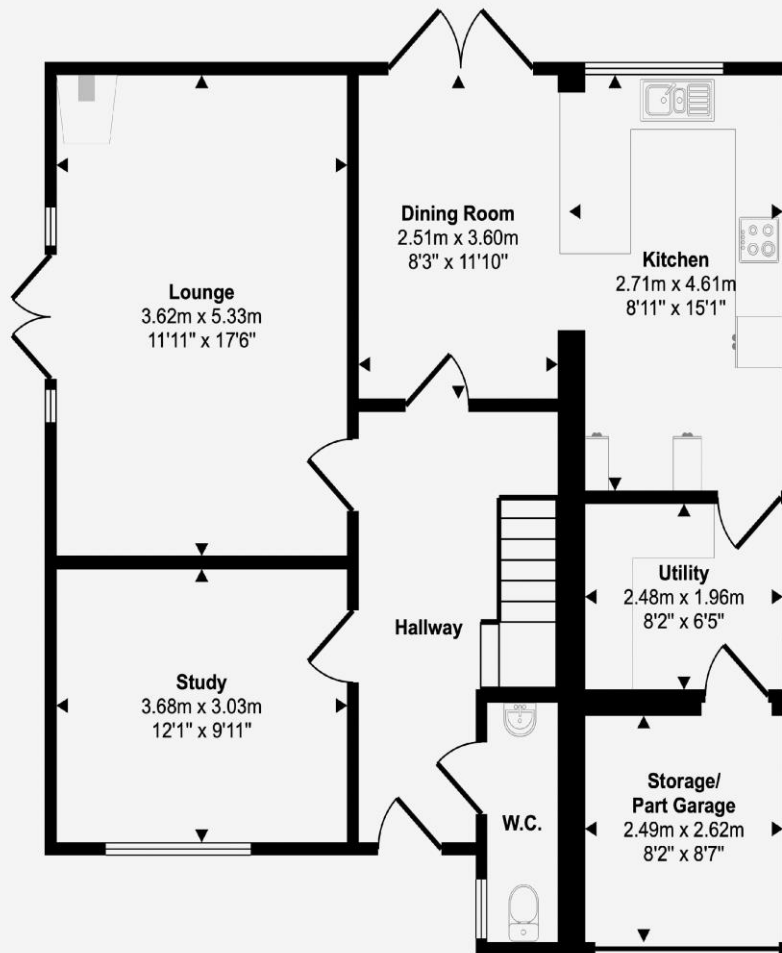
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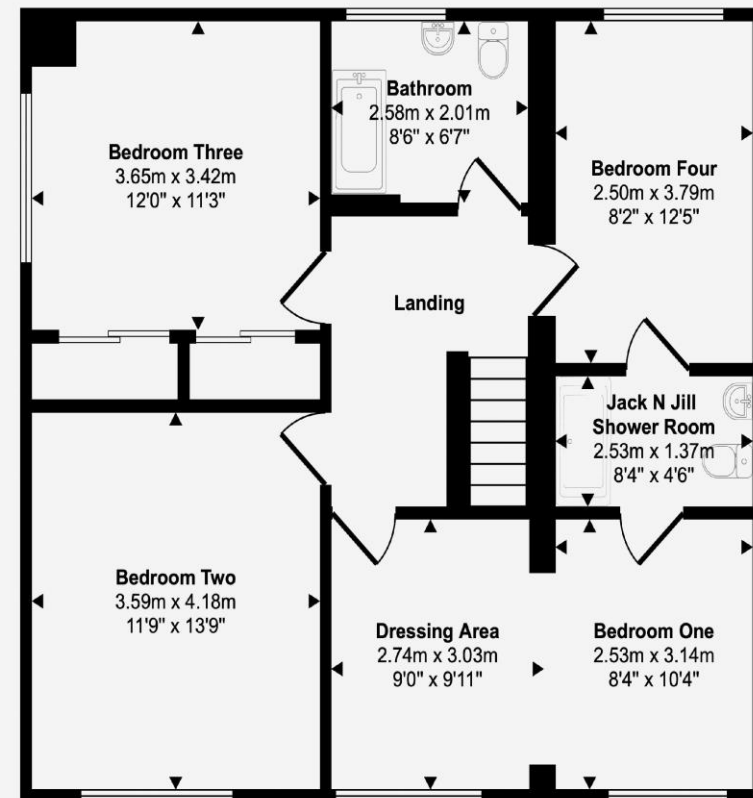
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
161 sq m / 1730 sq ft



Ground Floor
Approx 82 sq m / 882 sq ft



First Floor
Approx 79 sq m / 848 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.

