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6 Llys Helyg

Bridgend,
CF31 4EX

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Asking price **£319,995**

Four bedroom detached home within a popular residential development offering a modern layout, high-quality finishes, and a desirable position overlooking a green area to the front.

Four bedroom detached property

Built by Barratt Homes in 2021

Spacious kitchen/diner with upgraded extras

Separate utility room

Main bedroom with fitted wardrobes and en suite

Detached garage with power, light & electric car charger

Low maintenance rear garden





This well-presented four-bedroom detached home is located within a popular residential development and offers a modern layout, high-quality finishes, and a desirable position overlooking a green area to the front. Built in 2021 by Barratt Homes, the property benefits from a number of upgraded extras throughout, making it an excellent choice for buyers seeking a move-in ready home.

The accommodation includes a spacious kitchen/diner, perfect for family living and entertaining, complemented by a separate utility room for added convenience. The living areas are bright and welcoming.

The property is entered by a double glazed door into the entrance hallway. The hall offers a window to the side with a wood effect vinyl flooring. Doors lead to the lounge, kitchen/diner, cloakroom/WC and a handy storage cupboard. The staircase leads to the first floor. The cloakroom comprises a two piece suite with a pedestal wash hand basin and a separate WC. The room is finished with splashback tiling and vinyl flooring. The storage cupboard is perfect to keep coats and shoes out of sight.

The lounge is positioned to the front of the property - a generous size room with window overlooking the open green area and laid to carpet. The kitchen/diner is a spacious room with continuation of the flooring from the hall. The kitchen is fitted with an array of shaker style base, wall and drawer units with integrated appliances comprising a fridge/freezer, high level double oven, microwave, wine chiller and dishwasher. There's a sink unit with a window overlooking the garden and complementary work surfaces. An Ideal logic Combi boiler is located in the kitchen, concealed in a cupboard.

The room allows plenty of space for a family sized dining table and French doors to the rear with side panels and a sliding mesh screen. A doorway leads through to a handy utility area which has space for a washing machine with work surface above and vinyl flooring.

The stairs to the first floor are carpeted along with the landing. Doors lead to all four bedrooms, the family bathroom has a handy storage cupboard. The main bedroom is positioned to the front of the property with a window to front aspect. This room is a double room with fitted carpet, built in wardrobes with plenty of hanging storage space and a door to the ensuite. The ensuite comprises a shower cubicle with electric shower, WC and a pedestal wash hand basin. There is a fitted unit and fully tiled walls with a heated chrome towel rail and shaver point. Bedroom two is another double bedroom with window to the rear overlooking the garden. The room benefits from fitted wardrobes with plenty of hanging the storage space and laid to carpet.

Bedroom three is a further double bedroom, positioned to the front with a window overlooking the green. There is a recess for a wardrobe and vinyl flooring with a window to the rear.

Bedroom four is generous in size, currently being used as a home office. The family bathroom has fully tiled walls and a window to the

side. The suite comprises a panelled bath with thermostatic shower over and glass shower screen, a pedestal wash hand basin and WC.

Externally, the property enjoys a low-maintenance rear garden, whilst to the side, there is driveway parking and a detached garage complete with power, lighting, and an electric car charging point. With its modern design, practical features, and excellent location, this property represents an outstanding opportunity within a sought-after development.

The property is approached by a shared driveway allowing access to just a select few properties which sits opposite an open green area. There is a detached garage with power, light and electric charger. Driveway parking to the side can accommodate multiple vehicles. A side gate gives access to the rear garden which is low maintenance and laid to decorative chippings and patio.





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. Take your second left on to Llys Helig where you will see the property next to our for sale sign board

Tenure

Freehold

Services

All Mains services
Council Tax Band E
EPC Rating B

Viewing strictly by
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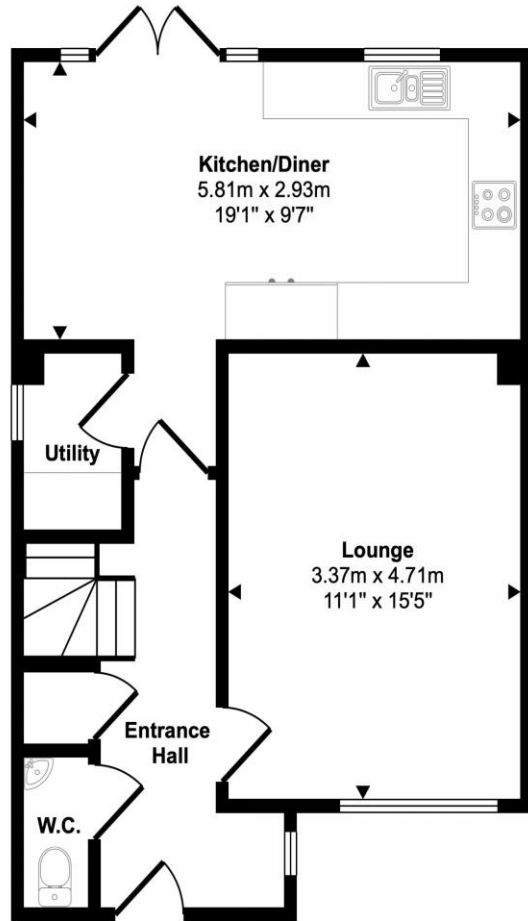
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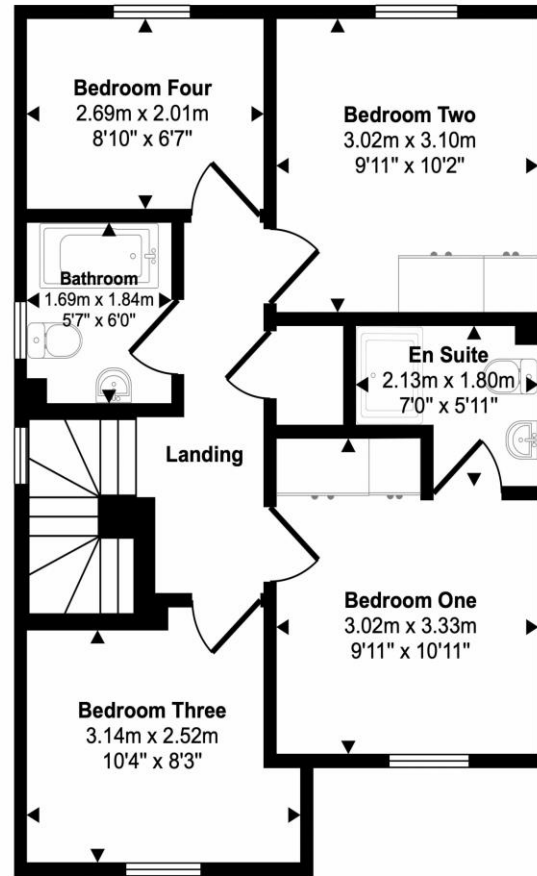
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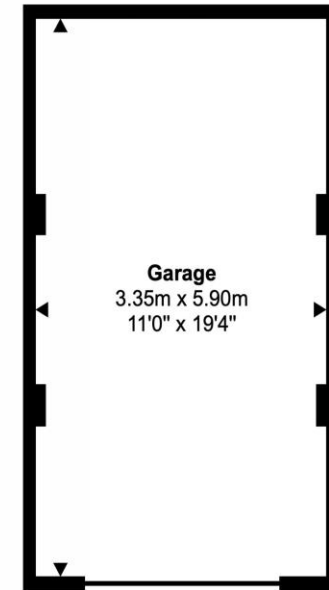
Approx Gross Internal Area
118 sq m / 1271 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft



First Floor
Approx 50 sq m / 534 sq ft



Garage
Approx 20 sq m / 213 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.

