



*Three parking
bays included*

hrt

herbert r thomas

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54 Maes Y Rhedyn

,
Bridgend,
Bridgend,
CF31 4FB

54 Maes Y Rhedyn

Asking price

£249,950

Situated on the popular Barratt development in a central Bridgend location is this well-presented and move-in friendly three-bedroom property. Benefiting from a corner plot position and three allocated parking bays, the home offers modern, practical living.

Corner plot

3 parking bays

Popular barrett dovlopment

Main bedroom shower ensuit

Downstairs WC

Generous reception room

Close proximity to shops and schools and immunities

360 Virtual tour

Viewings are highly recommended





The property is entered via a composite door into an entrance hallway with a useful double built-in storage cupboard.

Staircase rising to the first-floor landing, and doorways leading to the lounge, kitchen/diner and WC. The WC is fitted with a two-piece suite comprising a low-level WC and pedestal wash hand basin.

The lounge is a generous reception room laid to laminate flooring and dual-aspect double-glazed windows to the front and side, allowing natural light to flood the space.

The kitchen/diner is an impressive size, making it an ideal social hub with ample room for dining furniture. The kitchen is fitted with a matching range of base and wall units with square-edged work surfaces, and includes a built-in oven, electric hob, complementary extractor fan overhead, integrated fridge/freezer, dishwasher and washing machine. Additional features include plentiful storage cupboards, sleek under-cabinet lighting, and spotlights. A double-glazed window

to the front and side, together with French doors opening to the rear garden, ensure the space is bright and welcoming.

To the first-floor landing, there is a loft inspection point and doorways leading off to three bedrooms and the family bathroom.

The main bedroom is a spacious double room, currently accommodating a super king-size bed while still offering ample space for additional furniture. A side-facing double-glazed window brings in natural light. A door leads to the en suite, which is fitted with a three-piece suite comprising a low-level WC, wash hand basin and shower cubicle with panel door, completed by an obscure-glass front window.

The second bedroom is another well-sized double, laid to carpet with a useful alcove for wardrobes and a front-facing double-glazed window.

The third bedroom is a well-proportioned single room with a side-facing double-glazed window overlooking the garden.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC, with an obscure-glass window to the front.

To the rear, the property enjoys a fully enclosed west-facing garden, laid mainly to lawn with gated access to the property entrance. To the front, the home benefits from three allocated parking bays, providing excellent off-road parking.





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 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. The property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating B

Viewing strictly by
appointment through
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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

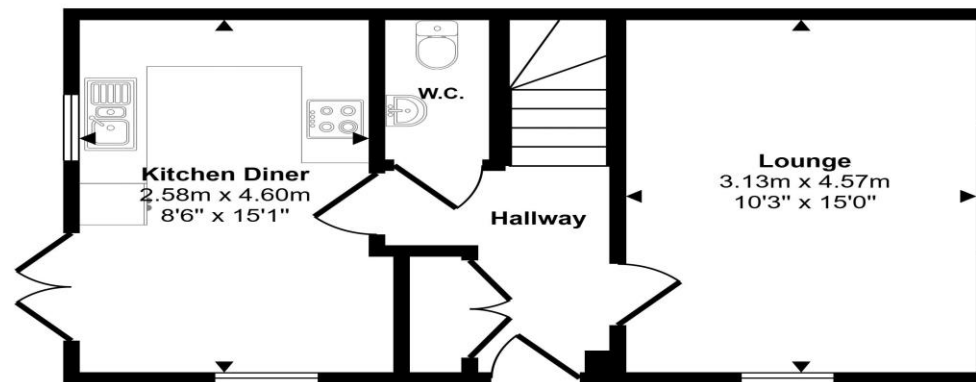
hrt Est. 1926 **RICS**

Energy performance certificate (EPC)																																			
SEI MARS 4 PRO2019 version 4.10 CF31 1LH	Energy rating B	Valid until 5 September 2031	Certificate number 0380-3348-9110-0758-1031																																
Property type Semi-detached house																																			
Total floor area 79 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																			
Energy rating and score																																			
This property's energy rating is B. It has the potential to be A.																																			
See how to improve this property's energy efficiency																																			
<div><div><table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</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></table></div><div><div>See it</div><div>Go A</div></div></div>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																			

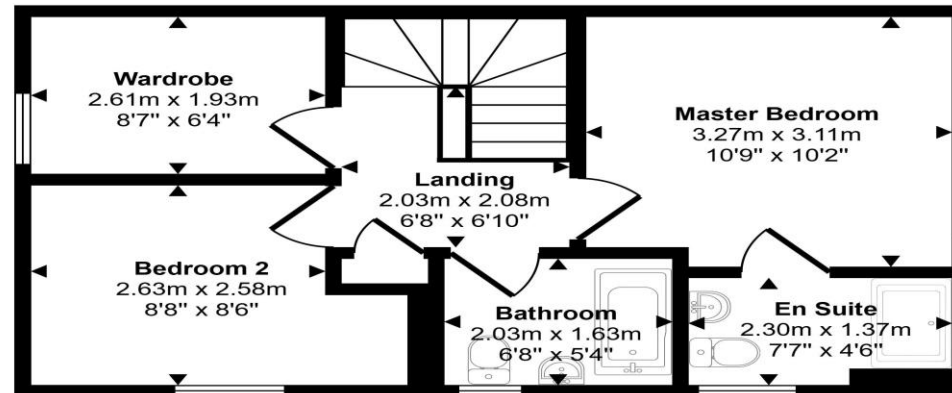
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
75 sq m / 805 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 38 sq m / 410 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.

