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3 Rhodfa Brynmenyn

Sarn,
Bridgend,
CF32 9GH

3 Rhodfa Brynmenyn

Asking price **£195,000**

Situated in the popular Sarn village within close proximity to junction 36 of the M4, local schools, shops and amenities is this immaculately presented three bedroom mid link property.

Immaculately presented

Renovated to highest standard

Ideal first time home/Investment opportunity

Two car parking spaces

Westerly facing enclosed garden

Close proximity to junction 36 of the M4, local schools, shops and amenities

Viewings highly recommended

Freehold





Renovated to the highest standard is this well presented three bedroom mid link property situated in the popular Sarn village within close proximity to junction 36 of the M4 and Bridgend Town Centre.

The property is entered via a partially glazed door into an entrance hallway laid to premium oak laminate flooring and doorways through to the lounge and cloakroom. The cloakroom has been fitted with a two-piece suite comprising; a corner pedestal wash handbasin and close coupling WC. There is an obscure glazed window to front.

The lounge is an impressive size room with the same continuation of flooring, double glazed UPVC window to front, staircase rising to the first floor landing and doorway through to the kitchen/diner.

The kitchen is a wooden fitted kitchen by Howdens which consists; sink with Swan neck mixer tap, built-in oven with four ring electric hobs and extractor fan above. There is an integral fridge, freezer, dishwasher and washing machine with glass splash back's, dining area with useful understairs storage space, double glazed windows and French doors with bi-fold blinds to rear.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms and family bathroom.

The master bedroom is an impressive size double room laid to carpet with double glazed UPVC window to front. Bedroom two is another good size double room laid to carpet with a double glazed UPVC window to rear. Bedroom three is a well-proportioned single room with useful built-in storage cupboard and a double glazed window to front.

The family bathroom has been fitted with a three-piece suite comprising; a WC, vanity wash handbasin with storage beneath, panel bath with showerhead. There is a shaving point, extractor fan, chrome hand towel rail and an obscure glazed window to rear with UPVC blind for durability. All windows are fitted with made to measure wooden shutter blinds.

To the front of the property are two allocated parking spaces within the courtyard parking area and a low maintenance ornate gravel forecourt garden.

To the rear of the property is a fully enclosed westerly facing garden laid to astroturf with decking area and outside tap. Viewings are highly recommended.





Directions

From junction 36 of the M4 follow signs for Bryncethin, go down the hill and take the first left hand turning by the Primary School. Proceed along this road turning right at the Filco supermarket and proceed for approximately 250 yards turning right onto the new Barrats development. Follow this road through Tyn Y Coed crossing through the green belt area and take the second left hand turning onto Rhodfa Brynmennyn where number three will be found on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating C

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

19/04/2017 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2 RHODFA BRYNMENNYN 141/145/146 BRIDGEND CF31 1LH	Energy rating C	Valid until: 10 November 2020 Certificate number: 9504-0909-0209-0100-0210
Property type	Mid-terrace house	
Total floor area	70 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/energy-ratings-for-landlords		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		
See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
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.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9504-0909-0209-0100-0210/tollhouse>

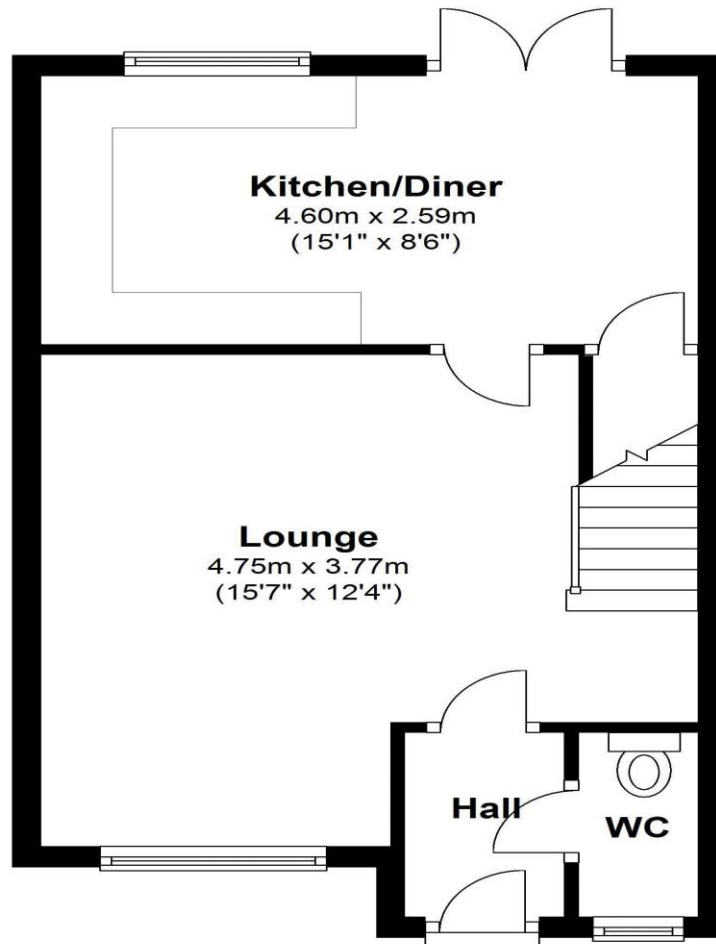
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



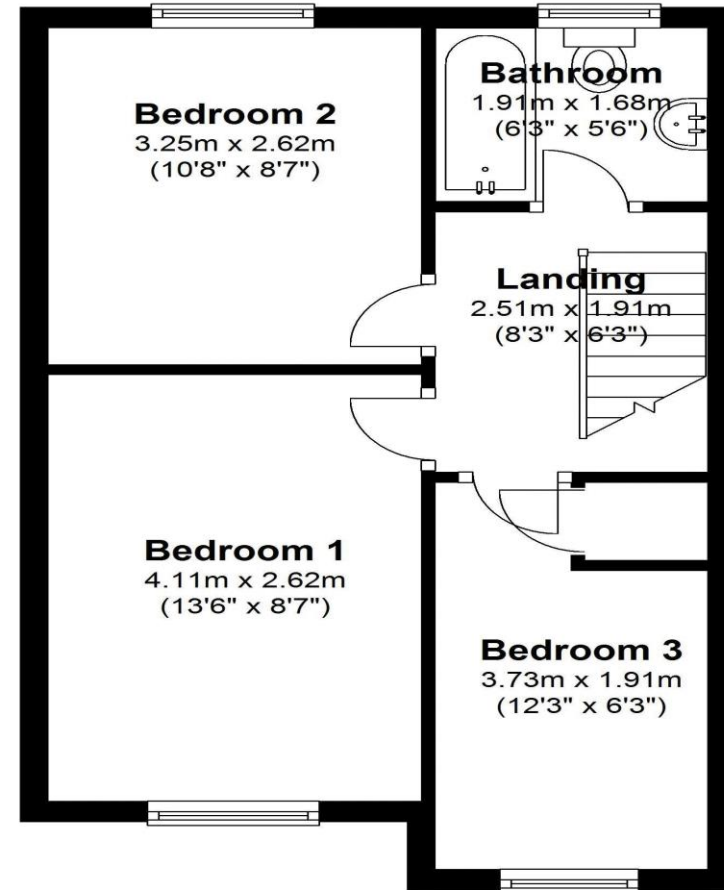
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.0 sq. feet)

