

hrt
herbert r thomas

5 Rowans Lane
Bryncethin, Bridgend,

CF32 9LQ

hrt.uk.com



5 Rowans Lane

Asking price **£185,000**

Three Bedroom End-Terrace Home located in Bryncethin - Available for sale with No Ongoing Chain.

Originally the show home for the development

Three bedroom end terrace property

Spacious split-level accommodation across four floors

Generous end plot with off-road parking

Fitted kitchen with breakfast bar

Light and airy lounge with French doors to the garden

Attractive rear garden with patio, decking and apple tree

Convenient location close to local amenities and Junction 36 of the M4 Motorway





Originally the show home for the development and owned since new in 1992, this three-bedroom, split-level property is arranged over four levels and offers a unique layout with plenty of space for modern family living. The ground floor offers an entrance hallway, kitchen and cloakroom/WC, with stairs leading down to a spacious lounge on the lower ground floor, which opens directly onto the rear garden. The first floor provides a bedroom and family bathroom, while the second floor houses two further bedrooms. The property occupies a generous end-plot with gardens to the front and rear. The rear garden features a patio, decking area, and a beautiful mature apple tree. There is driveway parking to the side. Conveniently located in Bryncethin, Bridgend, the home is just a short walk from the local shop and public house, while Junction 36 of the M4 motorway is only a short drive away, providing excellent commuter links. This property represents a fantastic opportunity for buyers seeking a spacious home in a popular and accessible location.

Ground Floor The property is entered via a double-glazed door into the carpeted entrance hallway, which provides access to the cloakroom/WC, kitchen, and stairs leading both down to the lounge and up to the first floor. The cloakroom is fitted with a two-piece suite comprising a WC and vanity unit with wash hand basin, complemented by splashback tiling, vinyl flooring, and a front-facing window. The kitchen is well-equipped with a range of base, wall and drawer units, a built-in electric oven and gas hob, space for a washing machine and fridge, and a 1.5 bowl sink unit positioned beneath a front-facing window. A wall-hung Worcester boiler is also located here, along with a convenient breakfast bar with seating. The walls are part tiled, and the floor is finished in vinyl.

Lower Ground Floor Carpeted stairs lead down to the spacious lounge, a light and airy reception room enjoying carpet flooring throughout, a rear-facing window, and French doors opening directly onto the garden. **First Floor** A carpeted staircase rises to the first floor landing, where there is access to a double bedroom and the family bathroom. The bedroom is a double room featuring a pitched ceiling, fitted mirrored sliding wardrobes providing excellent storage, a rear-facing window, and an additional Velux window set into the pitch. The family bathroom is fitted with a three-piece suite comprising a panelled bath with off tap shower, pedestal wash hand basin, and WC, with part tiled walls, vinyl flooring, and a rear-facing window.

Second Floor The second floor landing provides access to two further bedrooms. The main bedroom is a spacious double,

complete with fitted sliding mirrored wardrobes, an additional storage cupboard housing the hot water tank, fitted carpet, and a front-facing window. The third bedroom is a comfortable single, also carpeted, with a front-facing window

Outside The property is approached via a brick-paved pathway leading to the front door, with the front garden laid to lawn and featuring a mature tree. A tarmac driveway provides off-road parking, and a side gate leads to the rear garden via steps. The rear garden offers a patio area directly from the lounge, a decked seating area to the side, and a generous lawn surrounded by wooden fencing. At the far end of the garden stands a beautiful mature apple tree, complemented by an area of decorative chippings, making this an attractive and sizeable outdoor space.





Tenure

Freehold

Services

All mains services
Council Tax Band C
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

From Junction 36 of the M4 Motorway, proceed along the A4061 signposted Ogmore Vale. Continue straight ahead passing Bryncethin Primary School on the left hand side and the Royal Oak pub on the right hand side. At the first set of traffic lights continue straight on and at the first roundabout take the first exit and then the first left into Rowans Lane. The property can be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

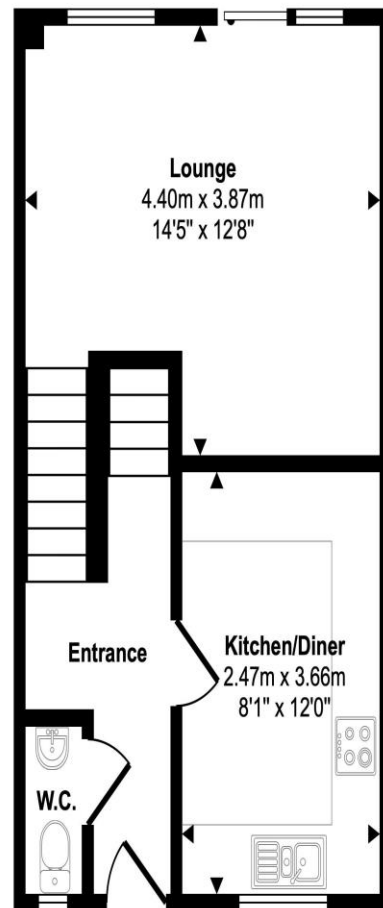
hrt Est. 1926



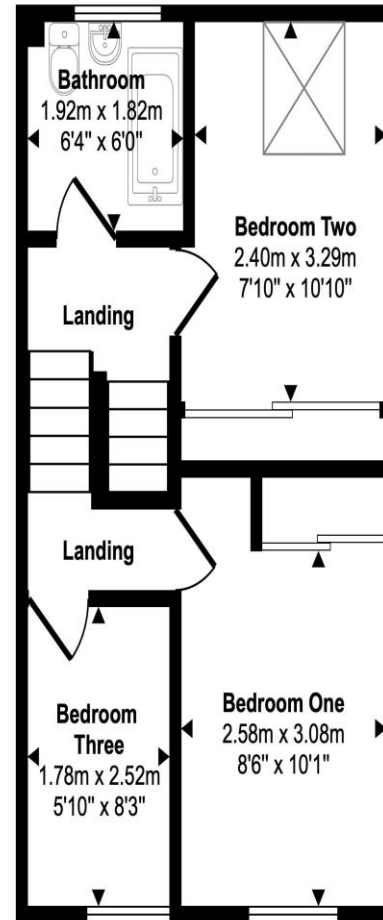
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
69 sq m / 744 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft



First Floor
Approx 35 sq m / 373 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.

