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28 Heol Bevan
Coity,
Bridgend,
CF35 6JT

28 Heol Bevan

Asking price **£255,000**

Modern, Taylor Wimpey three-bedroom family home, beautifully presented throughout and ideally positioned for the M4 corridor, Bridgend town, and the Heritage Coast.

Three-bedroom Mews-style family home

Principal bedroom with ensuite shower room and built-in wardrobes

Spacious lounge and open-plan kitchen/diner with French doors and integrated appliances

Enclosed, landscaped garden

Tandem off-road parking

NHBC warranty remaining

Convenient location for commuting via Junction 36 of the M4 and Bridgend railway station





This modern semi-detached home is offered to the market in the highest of order and provides stylish, practical living space for families or professionals alike. Situated just a short distance from both Bridgend town centre and Junction 36 of the M4, the property further benefits from landscaped gardens, an integrated kitchen, and a host of optional extras.

The welcoming entrance hallway is fitted with LVT wood-effect flooring and has a useful storage cupboard, with doorways leading to the WC, kitchen/diner, and a spacious lounge — a bright and airy room with multiple aspect windows allowing natural light to flood the space. The heart of the home is the open-plan kitchen/diner, finished with contemporary units and integrated appliances including oven, four-ring gas hob, washing machine, and fridge freezer. The worktops incorporate a ceramic 1½ bowl sink unit with swan-neck mixer tap and tiled splashbacks. The LVT flooring continues from the hallway, and French doors open directly onto the garden — perfect for entertaining and family

living. A downstairs cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private ensuite shower room, fitted with a three-piece suite comprising shower, wash hand basin, and WC, with a chrome-effect heated towel rail. Bedroom two has fitted wardrobes and together with bedroom three, is served by a modern family

bathroom fitted with a three-piece suite comprising bath with shower over, close-coupled WC, and pedestal wash hand basin. Off the landing, there is access to a boarded loft with light.

Externally, the property enjoys a garden laid mainly to lawn with a paved patio, all securely enclosed with gated side access. To the front, there is a tandem driveway and access to the garden.





Tenure

Freehold

Services

All mains services

Council Tax Band D

EPC Rating B

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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
25, Heol Bevan Sully, Bridgend CF35 6UT	Energy rating B	Valid until 30 June 2029	
Property type Semi-detached house	Certificate number 9565-3855-7536-9301-3531		
Total floor area 85 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-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance .			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is B. It has the potential to be A.		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.	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
91-101	A	87	92
81-90	B	82	87
69-80	C	77	82
55-68	D	72	77
39-54	E	67	72
21-38	F	62	67
1-20	G	57	62

<https://find-energy-certificates.service.gov.uk/energy-certificates/9565-3855-7536-9301-3531?propertyid=...>

Directions

From Junction 35 of the M4, proceed towards Bridgend via the A473. At the first roundabout, continue ahead along the A473 taking the first exit. At the next roundabout, take the fourth exit onto the B4181 signposted Coity. Proceed under the railway bridge and continue to the next roundabout, taking the second exit straight ahead. Continue straight and at the next roundabout take the first exit to enter the new Gerddi r Castell development, Heol Bevan is the next left and the property will be found on the right hand side as indicated by our For Sale sign.

Viewing strictly by appointment through Herbert R Thomas

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

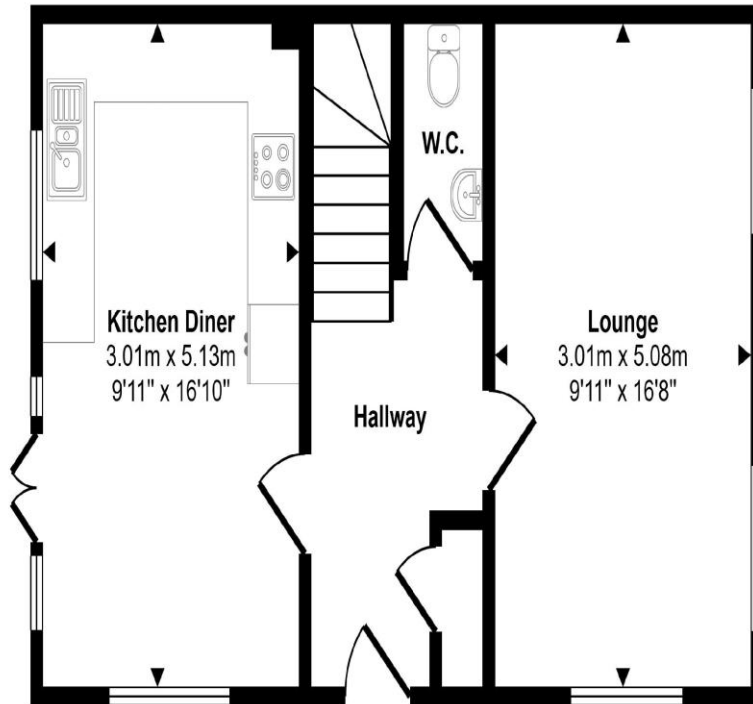
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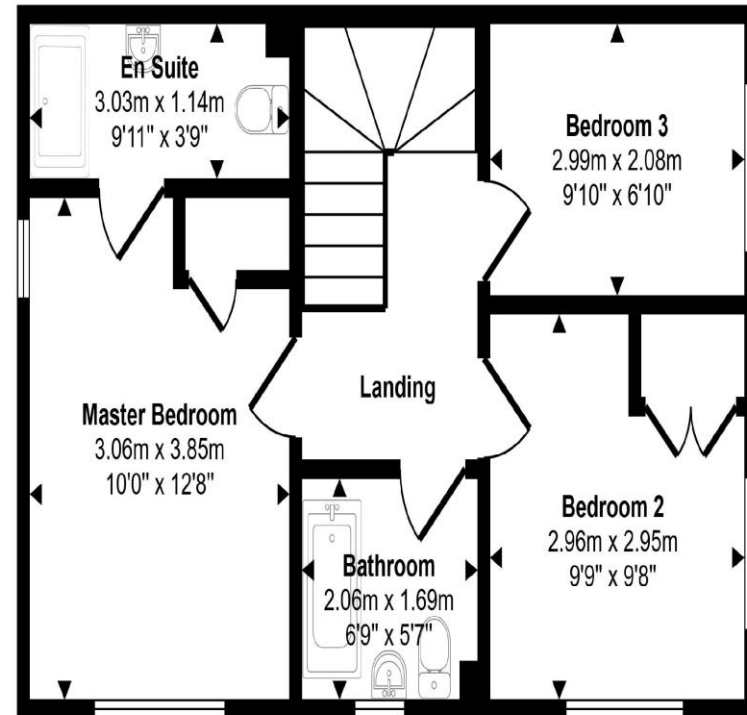
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
86 sq m / 925 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 43 sq m / 466 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.

