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5 Oak Way

Bryncethin,

Bridgend,

CF32 9DJ

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5 Oak Way

Asking price **£259,950**

This extended three-bedroom semi-detached property is set in a quiet cul-de-sac, offering stylish open-plan living in a highly convenient location

Extended three bedroom semi detached property

Cul de sac location

Open plan ground floor accommodation with space for home office/study

Off road parking for multiple vehicles

Generous plot with gardens to front and rear

Popular location just minutes from Junction 36 of the M4 Motorway





5 Oak Way is an extended three-bedroom semi-detached property set in a quiet cul-de-sac, offering stylish open-plan living in a highly convenient location. The ground floor features a welcoming tiled hallway leading to a spacious lounge with a feature brick fireplace and log burner, flowing into a dining area and a versatile study space. A modern, well-appointed kitchen with breakfast bar, double oven, and French doors opens onto the rear garden, while a handy cloakroom completes the ground floor. The first floor has three well-proportioned bedrooms and a contemporary family bathroom with walk-in shower. Outside, the property enjoys a generous plot with front and rear gardens, a patio terrace, a large driveway providing off-road parking for multiple vehicles, and a garage with power, light, and utility area. Ideally situated just minutes from Junction 36 of the M4 Motorway, 5 Oak Way combines practical family living with excellent commuter convenience.

Ground Floor The property is entered via a modern composite front door into a welcoming entrance hallway, featuring tiled flooring, a staircase to the first floor, and ample space for coat and shoe storage. A door leads through to the spacious open-plan lounge, a bright and inviting room with sliding patio doors opening onto a front patio area. The room enjoys a central brick-built fireplace with a log burner and tiled flooring throughout for a contemporary finish. The lounge opens seamlessly into a dining area. From here, there is access to a small study space, perfect for use as a home office, featuring a window to the side aspect. A cloakroom is conveniently located off the dining area and comprises a WC, wall-hung wash basin, and tiled flooring. A small cupboard houses the wall-mounted combi boiler, and a window provides natural light and ventilation. The kitchen is a generous and well-designed space, fitted with a range of base, wall, and drawer units and finished with wood-effect laminate work surfaces, tiled walls, and tiled flooring. There is an opening through from the lounge incorporating a large breakfast bar — an excellent social or informal

dining area. Integrated appliances include a high-level double oven, four-burner gas hob with stainless steel splash back and extractor fan, with additional space for an American-style fridge freezer, washing machine, and dishwasher. A wine rack is positioned above the fridge space. The kitchen enjoys a window to the side aspect and French doors with glass side panels leading out to the rear garden, allowing plenty of natural light and easy outdoor access.

First Floor The carpeted staircase and landing lead to three bedrooms, the family bathroom, and a useful storage cupboard. The main bedroom, positioned at the front of the property, is a generous double room with built-in wardrobes, fitted carpet, and a front-facing window. The second bedroom, located to the rear, is another comfortable double room with fitted carpet, window overlooking the rear garden, and ample space for wardrobes. The third bedroom is a good-sized single, currently utilised as a dressing room, with fitted carpet and a window to the front aspect. The family bathroom is fully tiled and features a modern three-piece suite comprising a walk-in shower

cubicle with thermostatic rainfall shower, vanity unit with wash basin, and low-level WC. There is also a heated chrome towel rail, tiled flooring, and a window to the side providing natural light.

Outside The property is approached via a long driveway, providing off-road parking for multiple vehicles, and leads past the property to the garage. The garage benefits from power and lighting and is currently used as a utility space, housing a washing machine, basin, and additional wall units. There is also a separate outside storage area for added convenience. To the front, there is a patio area accessed from the lounge, with the remainder of the garden laid to lawn. To the rear, steps lead to a patio terrace, perfect for outdoor dining or relaxation, with the remainder of the garden laid to lawn and featuring a mature acorn tree. The garden is enclosed with feather-edge fencing for privacy and includes a decked area with storage shed and side access gate.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating D

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.

101035, 11:03 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
5. Date this certificate was issued: 01/01/2021 6. Date this certificate expires: 01/01/2028	7. Energy rating: D 8. Valid until: 01 January 2028 9. Certificate number: 8066-7128-4810-3221-4838
Property type: Semi-detached house	Total floor area: 98 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/landlords-exemptions>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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-an-energy-certificate.service.gov.uk/energy-certificates/8066-7128-4810-3221-4838/print>

Directions

Enter Bryncethin and continue down the hill past the speed camera and School until you see a left turning for Daleside, opposite the Royal Oak Public House. Follow Daleside around the bend until you see Oak Way on the left hand side. The property will be on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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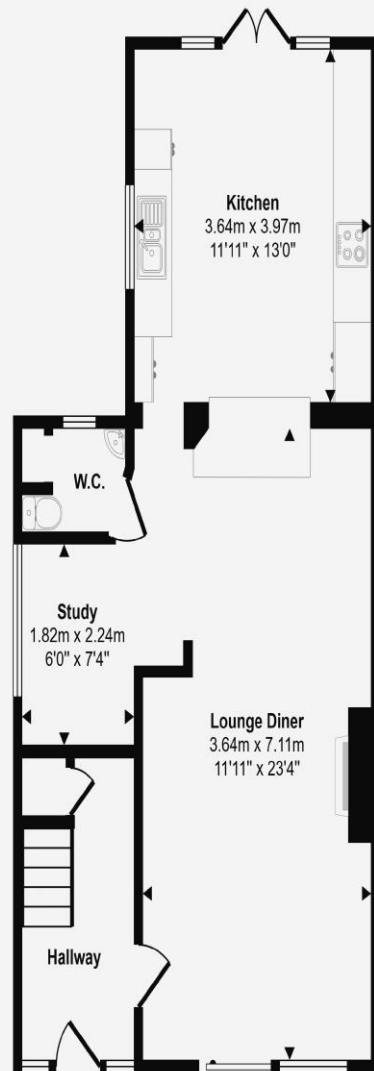
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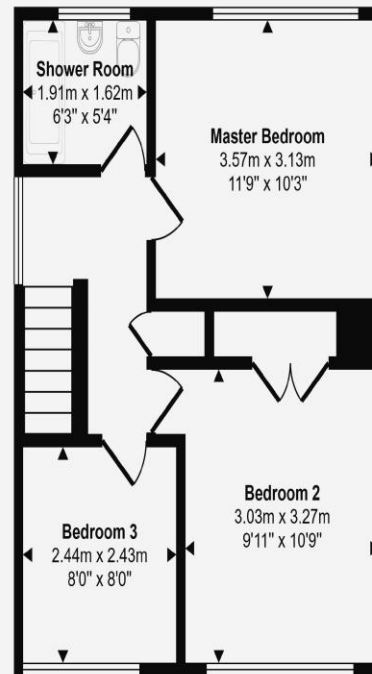
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



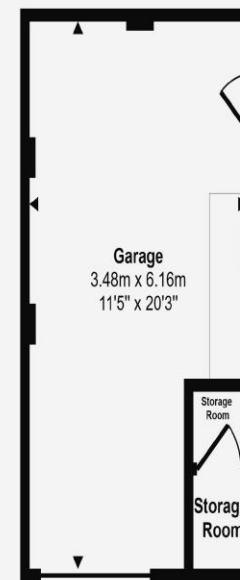
Approx Gross Internal Area
117 sq m / 1259 sq ft



Ground Floor
Approx 55 sq m / 591 sq ft



First Floor
Approx 41 sq m / 437 sq ft



Outbuildings
Approx 21 sq m / 231 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.

