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herbert r thomas

71 Maes Brynach

Brynmenyn,

Bridgend,

CF32 9PT

hrt.uk.com



71 Maes Brynach

Asking price **£187,500**

Beautifully Presented Two
Bedroom End Terrace with
Generous Plot and Rear Parking

- Two-bedroom end terrace family home
- Generous gated rear parking with direct access
- Open-plan kitchen/living area with French doors to garden
- Two double bedrooms and family bathroom
- Ground floor cloakroom
- Front, side and landscaped rear gardens
- Convenient for the M4, local schools, amenities, and Brynagarw Country Park





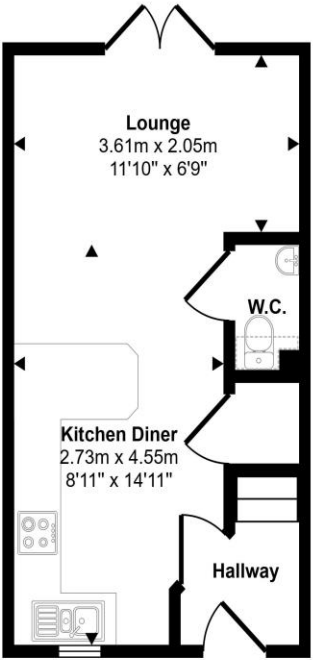
Positioned on a particularly spacious corner plot within a quiet cul-de-sac, this beautifully presented two-bedroom end terrace home offers generous outdoor space, landscaped gardens, and large gated rear parking. Ideally suited to first-time buyers, young families, or investors, the property blends contemporary open-plan living with practical comfort and outdoor appeal.

A welcoming entrance hallway leads to the main living area, with a ground floor cloakroom for convenience. The open-plan kitchen and lounge form the heart of the home — a bright, social space with French doors opening onto the landscaped rear garden. The kitchen is fitted with modern units, integrated appliances, and a breakfast bar, offering an ideal layout for both dining and relaxation.

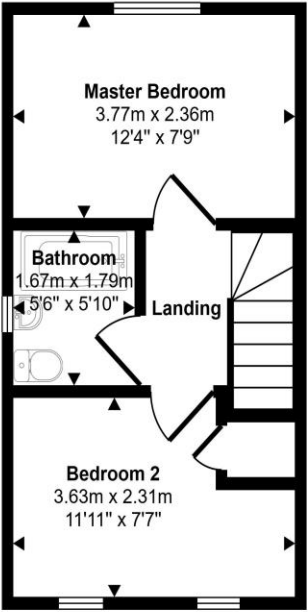
Upstairs are two well-proportioned double bedrooms and a contemporary family bathroom fitted with a white three-piece suite, including a shower over the bath and stylish tiling.

Externally, the property truly stands out. The landscaped rear garden features a combination of patio and decorative chippings, perfect for entertaining time outdoors, and extends to the side and front where additional garden space could easily be incorporated. To the rear is secure, gated parking for multiple vehicles — a rare advantage for a home of this size. Ideally located for commuters via Junction 36 of the M4, this stylish and well-maintained home also benefits from close proximity to local schools, amenities, and the beautiful open green spaces of Bryngarw Country Park.

Approx Gross Internal Area
50 sq m / 537 sq ft



Ground Floor
Approx 25 sq m / 268 sq ft



First Floor
Approx 25 sq m / 269 sq ft

Denotes head height below 1.5m

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.





Tenure

Freehold

Services

All mains services
Council Tax Band C
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.

Directions

From Junction 36 of the M4 follow the A4061 towards Bryncethin. At the First set of traffic lights bear left and follow the road to the first roundabout. Take the second exit and then the next right onto Maes Brynach. Take the next two rights where you will approach the property from the rear parking area as indicated by our for sale board.

Viewing strictly by appointment through Herbert R Thomas

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