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81 Maes Y Rhedyn
Bridgend, CF31 4FD

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81 Maes Y Rhedyn

Asking price **£315,000**

Situated within a desirable residential development, this beautifully presented four-bedroom detached home offers modern family living with a well-considered layout and quality finishes throughout

Four-bedroom detached property built by Barratt Homes

Spacious kitchen/dining room

Separate utility room and ground floor cloakroom

Main bedroom with en suite

Detached garage with power, light, and electric car charging point

Generous landscaped rear garden with artificial lawn and sandstone patio

French doors and side windows into the garage – ideal for conversion to a home office or garden room

Part boarded attic and garage for additional storage

Overlooking woodland to the rear





Built by Barratt Homes, the property includes a range of upgrades such as a landscaped rear garden and a versatile garage space fitted with power, lighting, French doors and flanking windows ideal for conversion into a home office or garden room. The property also enjoys a lovely outlook to the rear, backing onto established woodland.

The entrance hallway is welcoming, featuring wood-effect flooring and access to a ground floor cloakroom and a useful storage cupboard. To the front lies a spacious lounge enjoying natural light through a large picture window overlooking the front. To the rear, the heart of the home is a

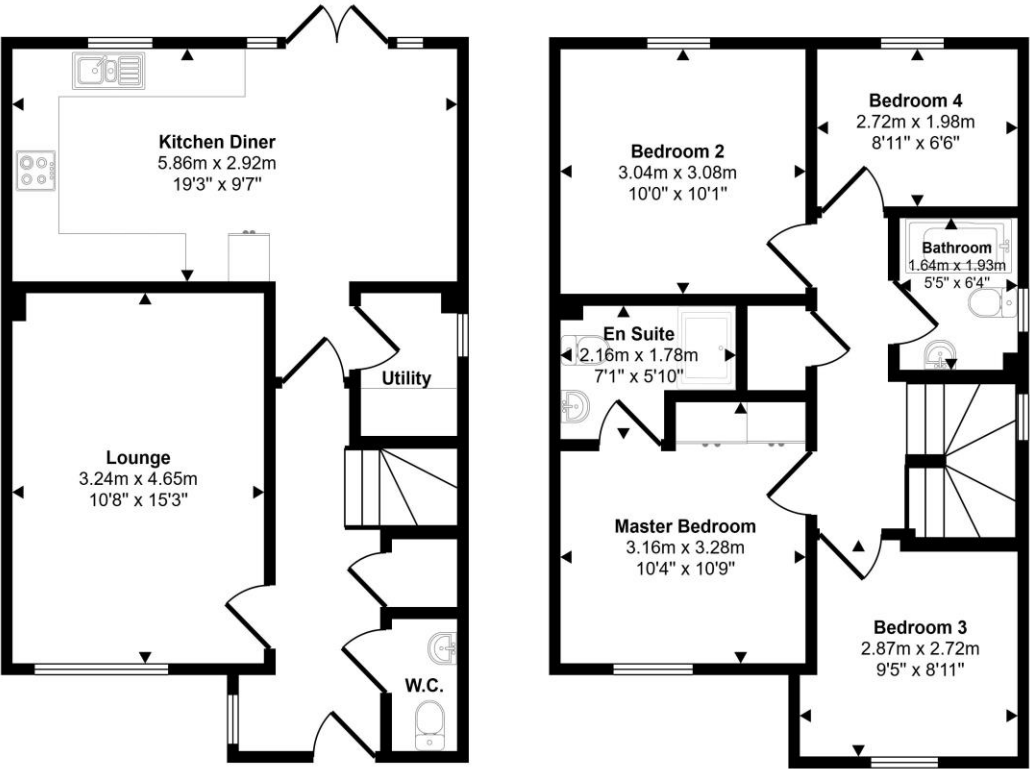
generous open-plan kitchen/dining area, fitted with a range of blue wall and base units with contrasting wood effect work surfaces. Plumbing and space for dishwasher and fridge freezer integrated oven and hob. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. A separate utility room offers additional workspace and plumbing for appliances.

Upstairs, the landing provides access to four bedrooms and a family bathroom. The principal bedroom benefits from window to front and a private en suite shower room. Bedrooms two and three are comfortable

doubles, while bedroom four currently serves as a generous single. The family bathroom is finished with full-height tiling to wet areas and features a bath with overhead shower, pedestal wash hand basin, and WC.

Externally, the property has been thoughtfully landscaped for low maintenance and year-round enjoyment. The rear garden features an artificial lawn bordered by a sandstone patio and decorative chippings — ideal for outdoor dining or entertaining. The detached garage, fitted with power, lighting, has been enhanced with French doors and side windows to offer excellent potential for conversion into a home office or studio. Both the attic and garage are boarded, providing excellent additional storage. The property is approached via a shared driveway serving only a handful of homes, offering driveway parking for multiple vehicles. This stylish, move-in-ready home combines the practicality of modern living with a high-quality specification and a superb position within this sought-after development — ideal for families and professionals alike.

Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft

First Floor
Approx 50 sq m / 533 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.





Tenure

Freehold

Services

All mains Services
Council Tax Band E
EPC Rating B

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

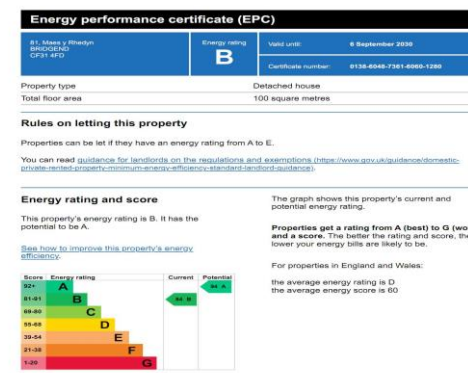
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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 Bridgend Town Centre, proceed along Park Street and onto Bryntirion Hill. At the traffic lights, turn right. Proceed along Bryn Golau taking the third left turning onto Llangewydd Road. Take the first right onto Barnes Avenue and proceed down the hill passing the green park area on the right hand side. Continue up and at the brow of the hill turn left onto Heol Ty Maen and then right on Maes Y Rhedyn follow this road all the way to the

Viewing strictly by appointment
through Herbert R Thomas

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