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herbert r thomas

26 Maes Brynach
Brynmenyn, Bridgend, ,
CF32 9NA

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26 Maes Brynach

Asking price **Offers in
Excess of £220,000**

Beautifully presented three bedroom semi-detached house on a popular residential development in Brynmenyn.

Three bedroom semi-detached property

Beautifully presented throughout

Popular residential development

Close to local amenities

Just a few minutes drive from the M4
Corridor

Generous rear garden

Driveway parking for two/three vehicles





This three bedroom semi-detached property sits on a generous plot with driveway parking for two/three cars. There is a spacious lounge, kitchen/diner to the rear opening onto the garden and a cloakroom/WC to the ground floor. The first floor houses three bedrooms, the main with en suite and built in storage and the family bathroom. The rear garden is private and laid to patio and lawn.

The property is entered via a double glazed door into the carpeted hallway with staircase to the first floor landing and doors to the cloakroom/WC and lounge. The cloakroom is fitted with a two piece suite comprising of a pedestal wash hand basin and WC with splash back tiling to the sink and a window to the front. The generous lounge has a window to front aspect, under stair storage cupboard and a door to the kitchen/diner at the rear. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and matching up stands and comprises of a single bowl sink unit, space for a fridge/freezer, washing machine, dishwasher and a wall hung Ideal Combi boiler is concealed in a cupboard. The room allows plenty of space for a four/six seater dining table with French doors opening on to the patio and a window overlooking the rear garden.

To the first floor the stairs and landing are carpeted and there are doors to all three bedrooms, the family bathroom, a handy storage cupboard and access to the loft which is partially boarded and insulated. The main bedroom is a double room with built in storage cupboard and en suite shower room. The shower room comprises a pedestal wash hand basin, shower cubicle with thermostatic shower and a WC. The walls are part tiled and window is positioned to the front. Bedroom two is another double room to the rear. Bedroom three is a generous single room with window to the rear. All three bedrooms have fitted carpet. The family bathroom is fitted with a three piece suite and comprises of a

panelled bath, pedestal wash hand basin and WC with part tiled walls and the vinyl flooring.

The property is approached by a pathway leading to the front door. A tarmac driveway lies to the side of the property allowing off road parking for two/three cars. There is a gate giving access to the rear. The rear garden is generous in size and laid to patio and lawn. There is a storage shed and outdoor power points. The garden is private and surrounded by wooden fencing.





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.

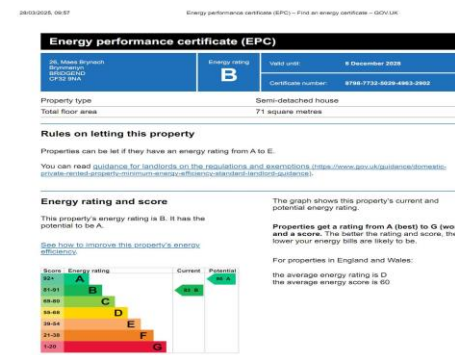
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



<https://find-an-energy-certificate.service.gov.uk/energy-certificates/24/03/2020/0907/240320200907>

Directions

From Junction 36 of the M4 Motorway 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 the Maes Brynach estate, you come to a T-junction take the first left and follow the road around the bend, the property will be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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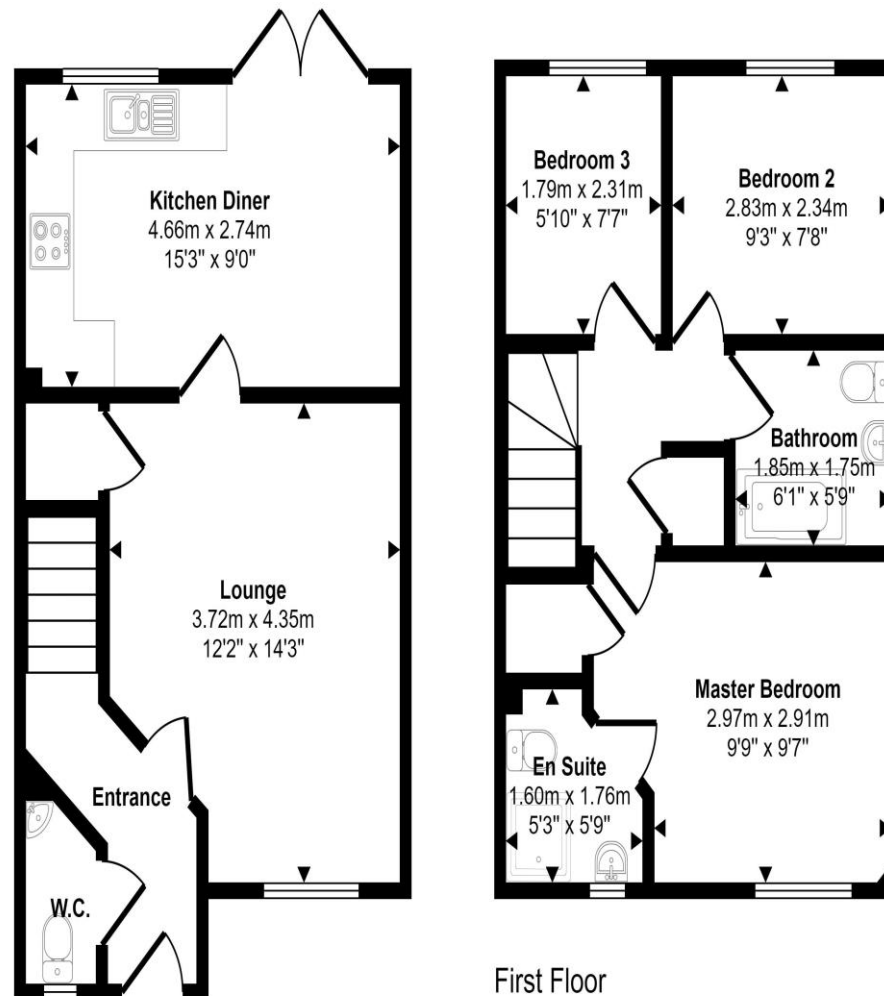
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hrt Est. 1926 **RICS**

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
70 sq m / 758 sq ft



First Floor
Approx 35 sq m / 373 sq ft

Ground Floor
Approx 36 sq m / 385 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.

