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160 Meadow Rise

Brynna, Pontyclun,

CF72 9TJ

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160 Meadow Rise

Asking price **£174,950**

A well presented two bedroom semi detached property with attached garage, off-road parking and landscaped rear garden

Two bedroom semi detached house

Ideal first time buyers property

Well presented accommodation throughout

Lounge with woodburning stove

Modern fitted kitchen

Off-road parking and attached garage/workshop

Potential to extend, subject to planning, as many neighbouring properties have done so

Landscaped terraced rear garden

Viewings highly recommended

Vacant possession and no one going chain



This well presented, two bedroom semi detached property will make an ideal first time buyers home. It holds potential to extend (subject to relevant planning permission), as many neighbouring properties have done so.

Briefly, the accommodation comprises entrance hall with stairs first floor. The lounge with bow window to front has a woodburning stove with a beamed mantle over. The kitchen with two windows and part glazed door to rear, offers a

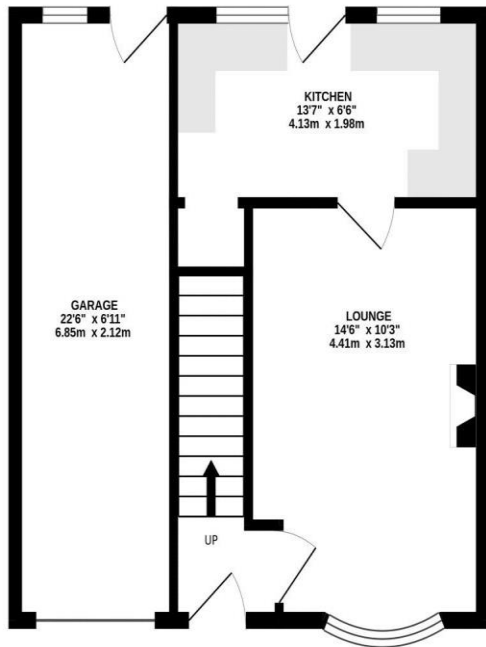
range of high gloss, cream coloured, base and wall mounted units, with wood affect rolltop worksurfaces and splashback tiling over. Integrated oven with hob and hoods over. Space for slimline dishwasher and American style fridge/freezer. Open doorway into under stairs utility cupboard housing, a tumble dryer and storage space.

The first floor landing with window to side has a built-in air cupboard housing a gas fired combination boiler and loft inspection point to a

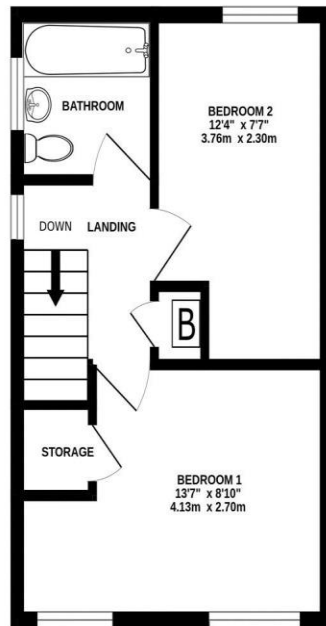
partially boarded attic space. Bedroom one is a generous size double bedroom with two windows to front and door into overstairs wardrobe cupboard. Bedroom two, also a double bedroom has a window to rear with views of the garden. The family bathroom with window to side, has a white three-piece suite including panel bath with a power shower over.

Outside, to the front of the property is a paved driveway plus open plan lawn garden. To the side of the property is a garage/workshop with single up and over door from the driveway plus door and window to rear. It benefits from power and lighting. To the rear is a terraced garden, with a paved patio extending from the rear of the house with steps up to a lawn. Further steps lead to a decked patio.

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 35 of the M4 travel north signposted Pencoed. Proceed over to roundabouts. At the third roundabout, take the second exit and continue along this road into and through Brynna village centre. Continue on this road for approximately a quarter of a mile and turn left into Meadow Rise. Proceeded up the hill taking the third right-hand turning with number 160 will be found on the left-hand side indicated by our for sale board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band B
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.