



40, Bryn Rhedyn  
Bridgend, CF35 6TL

Watts  
& Morgan







# 40, Bryn Rhedyn

Pencoed, Bridgend CF35 6TL

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**£260,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

GUIDE PRICE £260,000 - £270,000

Offering to the market this well proportioned four bedroom semi-detached property situated in a popular location in Pencoed.

Located in a quiet residential area within walking distance of local shops and village amenities. Offering great commuter access via local train station, Junction 35 of the M4 and Bridgend town centre. The property has been modernised by the current owner.

Accommodation comprises of entrance hall, lounge, dining room, kitchen/breakfast room, double bedroom and bathroom. First floor landing, main bedroom with ensuite shower room, further double bedroom and single bedroom. Externally enjoying a spacious driveway with off-road parking for numerous vehicles, single garage with electric door, front lawned garden and rear patio area. EPC Rating "C"

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## Directions

\* Pencoed Train Station - 0.5 Miles \* Bridgend Town Centre - 4.5 Miles \* J35 of the M4 - 2.2 Miles \* Cardiff City Centre - 20.2 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entered via a uPVC front door into the entrance hallway with staircase to the first floor.

The kitchen/breakfast room has been fitted with a range of shaker style wall and base units and complementary work surfaces over with a breakfast bar area with space for high stools. The kitchen benefits from laminate flooring, tiled splashbacks, windows to the front and side. Appliances to remain include freestanding oven, grill, gas hob and extractor fan. Space is provided for washing machine, dishwasher and fridge freezer.

The lounge is a generous size reception room with laminate flooring, windows overlooking the front and a central feature gas fireplace with a hearth and surround.

The dining room is a great size second reception room with laminate flooring and patio doors opening out to the rear garden.

Bedroom three situated on the ground floor is a good size double bedroom with laminate flooring and windows overlooking the rear.

The ground floor bathroom has been fitted with a 3-piece suite comprising of a panelled bath with a freehand overhead shower, WC and pedestal wash-hand basin. Also benefiting from tiled flooring, partly tiled walls and window to the side.

### FIRST FLOOR

The first floor landing provides access into the loft eaves with plenty of storage.

Bedroom one is a good size bedroom with laminate flooring, windows overlooking the front and leads into an ensuite shower room. The ensuite has been fitted with a walk-in shower with glass screen, WC and wash-hand basin with vinyl flooring, panelled wet areas and a window to the side.

Bedroom two is a further double bedroom with laminate flooring, built-in storage housing the 2 year old gas combination boiler and windows to the front.

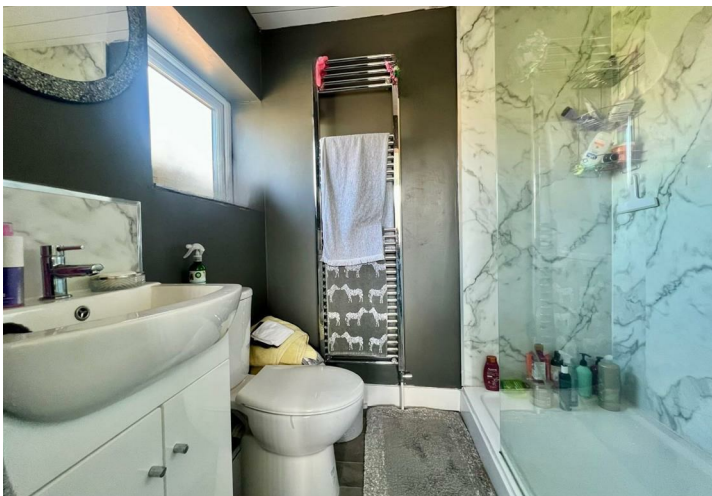
Bedroom four is a comfortable single bedroom with a window to the rear.

### GARDENS AND GROUNDS

No. 40 is situated in the quiet cul-de-sac of Bryn Rhedyn, the property benefits from a generous plot with a spacious driveway with off-road parking for numerous vehicles leading to the single detached garage with electric roller shutter door and power supply. To the front of the property is a lawned garden and to the rear is a low maintenance patio area ideal for outdoor furniture.

### SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "D". Council Tax "D"







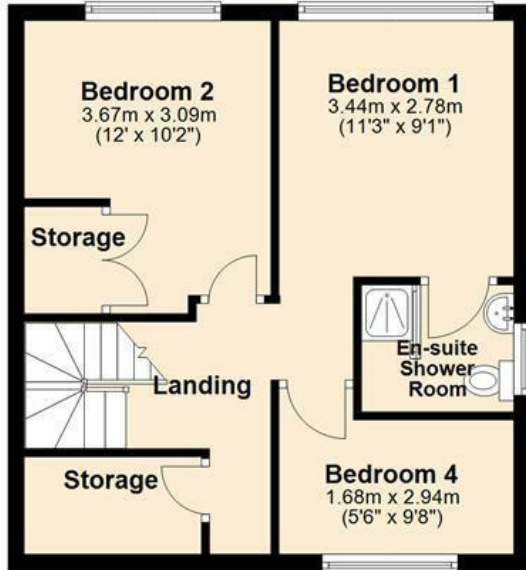
**Ground Floor**

Approx. 61.6 sq. metres (662.8 sq. feet)



**First Floor**

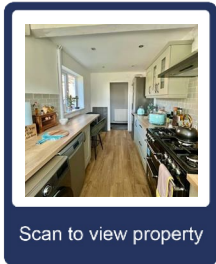
Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 102.0 sq. metres (1097.6 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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