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1926-2026

7 Elm Rise, Bryncethin

Bridgend

£299,995

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Bryncethin, Bridgend

Spacious 4-bed detached in Bryncethin cul-de-sac. Wraparound gardens, large garage, flexible living, multiple receptions, ground floor bathroom, great for families or home working.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Located within a popular Bryncethin cul-de-sac, conveniently positioned close to local schools, shops, amenities, and offering excellent commuter access via Junction 36 of the M4, this well-presented four-bedroom detached family home occupies a deceptively generous corner plot with wraparound gardens, a substantial garage, multiple reception rooms, and flexible accommodation throughout. Nestled within a private setting, the property offers an excellent combination of space, practicality, and versatility, making it ideal for growing families, those working from home, or buyers seeking ground floor living potential.

The property is entered via a partly glazed front door into a welcoming entrance porch, which benefits from a built-in storage cupboard, ideal for coats, shoes, and everyday essentials. A glazed internal door leads through to the main lounge, a generous reception room featuring a large front-facing double-glazed window, feature fireplace, and staircase rising to the first-floor landing. The lounge flows effortlessly into the dining room, creating a sociable and open feel, while double doors lead through to a second reception room. Currently utilised as a home office, this versatile space could easily serve as a playroom, snug, additional sitting room, or ground floor bedroom depending on the next owner's requirements. A doorway leads directly to the ground floor bathroom, making the layout particularly suitable for multi-generational living if desired.

The ground floor bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin, and Jacuzzi bath, complemented by stylish tiled flooring and an obscure glazed window. The dining room offers ample space for family dining and entertaining, with sliding doors opening directly onto the garden and a further doorway leading into the kitchen. The kitchen has been fitted with a matching range of base and eye-level units with squared worktop surfaces, stylish splashback tiling, tiled flooring, and spotlights. Integrated appliances include a built-in oven, four-burner gas hob with extractor fan, integrated fridge freezer, and dishwasher, alongside a one-and-a-half bowl stainless steel sink with mixer tap and additional space for further appliances. Dual-aspect windows to the side and rear fill the room with natural light, while a door provides direct access to the garden.

Externally, the wraparound garden is one of the property's standout features. Occupying a generous corner plot, the garden is arranged with lawned sections, artificial lawn areas, and patio seating spaces, creating a versatile outdoor environment ideal for relaxing, entertaining, or family enjoyment. Gated side access leads back to the driveway, while a substantial detached garage to the rear offers excellent storage and potential for a variety of uses, subject to any necessary permissions. To the front, the property enjoys a well-maintained and attractively landscaped approach, with mature planting, artificial lawn, and a driveway providing ample off-road parking.

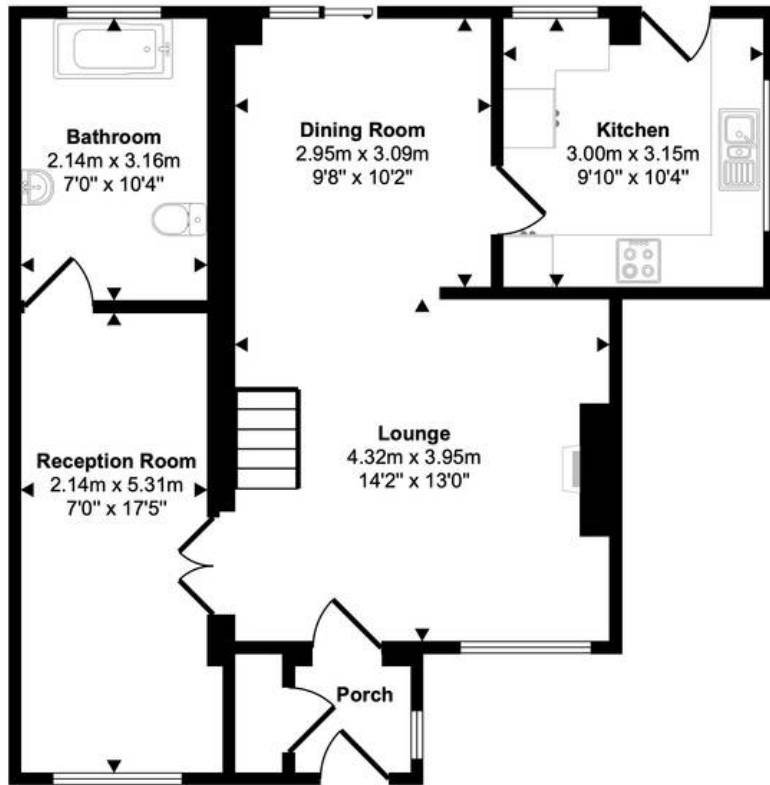
To the first floor, the landing provides access to the loft hatch, four bedrooms, and the family shower room. The principal bedroom is an impressive double room laid to carpet, benefiting from a front-facing double-glazed window and access to a dedicated walk-in wardrobe offering excellent storage and dressing space. Bedroom two is another generous double bedroom with laminate flooring and a front-facing window, benefitting from two built-in storage cupboards, one of which houses the combination boiler. Bedroom three is a well-proportioned single room with a side-facing window overlooking the garden, while bedroom four is another comfortable single bedroom featuring a built-in storage cupboard and front-facing window. The family shower room is fitted with a modern three-piece suite comprising a low-level WC, vanity wash hand basin, and corner shower enclosure, finished with tiled flooring, tiled wet areas, chrome heated towel rail, and an obscure glazed window.

This spacious and versatile family home offers flexible accommodation, a generous plot, excellent parking and storage, and a highly convenient location, with viewing highly recommended to fully appreciate all that is on offer.

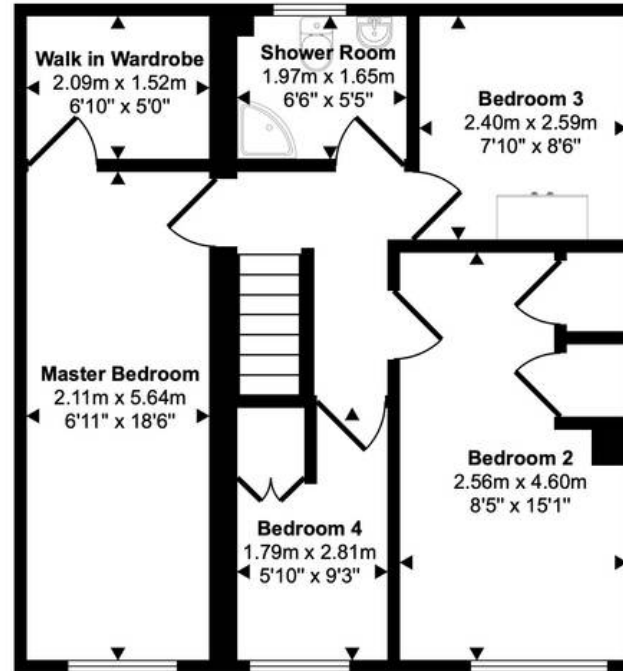




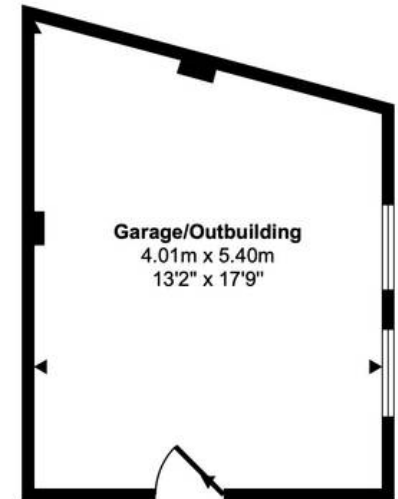
Approx Gross Internal Area
131 sq m / 1410 sq ft



Ground Floor
Approx 61 sq m / 652 sq ft



First Floor
Approx 51 sq m / 548 sq ft



Storage Room
Approx 19 sq m / 210 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.





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