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14 Maes Y Fedwen
Bridgend,

CF31 5DA

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Asking price **£299,995**

Offered to the market with no onward chain is this well-presented three-bedroom detached home

No chain

Three bed detached property

Converted garage for additional reception/bedroom

Large conservatory

South facing garden

Social kitchen diner and utility room

Two bathrooms + downstairs WC

Popular Broadlands development

Short distance to local schools shops and amenities

Great access to two M4 junctions and Bridgend train station





Situated in the sought-after Broadlands development, within easy reach of local schools, shops, and amenities, this well-presented three-bedroom detached home occupies a private position with a pleasant green outlook. Offered to the market with no onward chain, this property combines versatile living spaces with a south-facing garden, making it an ideal choice for families or those seeking a peaceful setting.

The property is entered via an entrance porch, featuring UPVC glazed doors and windows, laminate flooring, useful storage space and leads through to the inner hall. The hallway provides access to the main lounge and a second reception room, with a carpeted staircase rising to the first floor. The second reception room is a generous, multi-purpose space, currently arranged as a ground-floor bedroom. With a large front-facing window and carpeted flooring, this room offers flexibility for use as a home office, playroom, or additional sitting area. The lounge enjoys a bright aspect to the front, laid with laminate flooring and centred around a feature fireplace.

This spacious reception room also benefits from a built-in storage cupboard beneath the stairs, adding practicality to the inviting space. An open archway leads through to the kitchen/diner, creating an excellent social hub for family living and entertaining. The kitchen is fitted with a range of base and eye-level units offering ample worktop space, together with integrated appliances including a dishwasher, high-level oven, and four-burner gas hob with extractor hood above. A one-and-a-half bowl stainless steel sink with mixer tap, tiled splashbacks, and generous storage complete the space. French doors from the dining area open into the conservatory, while a side doorway leads to the utility room. The utility room provides additional worktop space, plumbing for white goods, and room for a fridge-freezer, with access to the side of the property and an inner door to the ground-floor WC. The cloakroom is fitted with a two-piece suite comprising a

wash hand basin and WC, with an obscure glazed window to the rear. The conservatory, of UPVC construction, is a particularly spacious and versatile room, laid to carpet and featuring French doors opening onto the south-facing rear garden.

To the first-floor landing there is a loft inspection point and built-in storage cupboard, with doors leading to three bedrooms and the family bathroom. The main bedroom is a well-proportioned double with ample space for wardrobes, a rear-facing window overlooking the south-facing garden, and access to a private en suite. The en suite is fitted with a modern three-piece suite comprising a walk-in shower, vanity wash basin with waterfall tap, and low-level WC, complemented by a chrome heated towel rail, fully tiled walls, alcove shelving, and an obscure glazed window to the front. Bedroom two is another generous double, carpeted and benefiting from built-in storage and twin front-facing windows with a pleasant green outlook. Bedroom three is a comfortable single, positioned to the rear of the property. The family

bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, vanity wash basin, and low-level WC, complemented by a chrome heated towel rail, fully tiled walls, and an obscure glazed rear window.

Externally, to the front of the property, a double-width driveway provides ample off-road parking. The fully enclosed rear garden enjoys a sunny, south-facing aspect and has been attractively arranged with a large patio ideal for outdoor dining, a lawn stretching the width of the plot, and gated side access. Additional features include an outside tap and power sockets. Viewings are highly recommended to appreciate the quality, setting, and versatility this home has to offer.





Tenure

Freehold

Services

All mains services

Council Tax Band D

EPC Rating C

Referral Fees

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

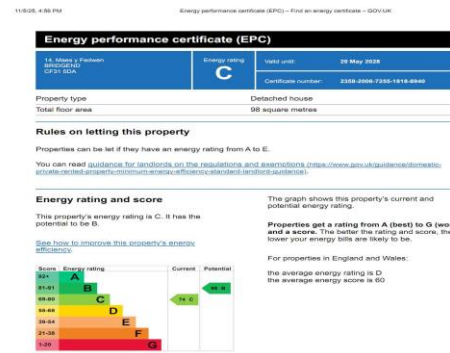
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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/255-006-7255-1010-0000/property>

Directions

From Park Street turning to Broadlands, second exit on the 1st round about following the road down to the second, 1st exit left, next exit right immediately afterwards onto Greystone follow the road taking the turn into Maes Y Fedwen where property can be found on left hand side.

Viewing strictly by appointment through Herbert R Thomas

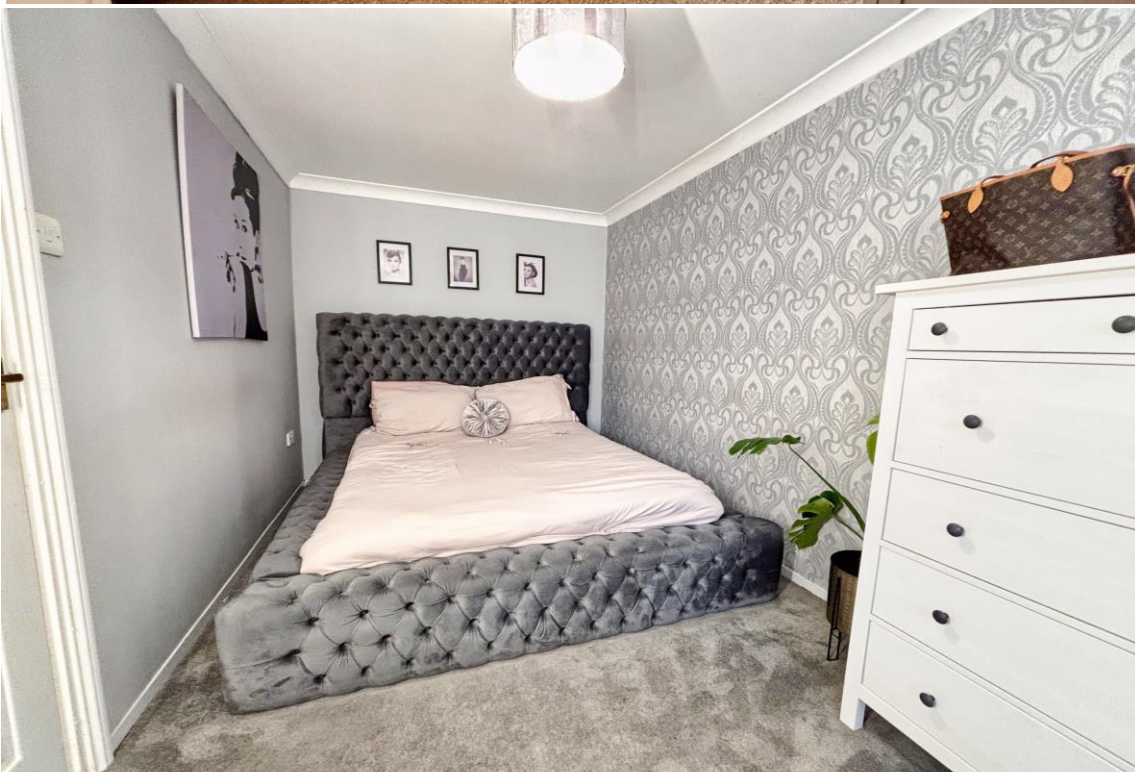
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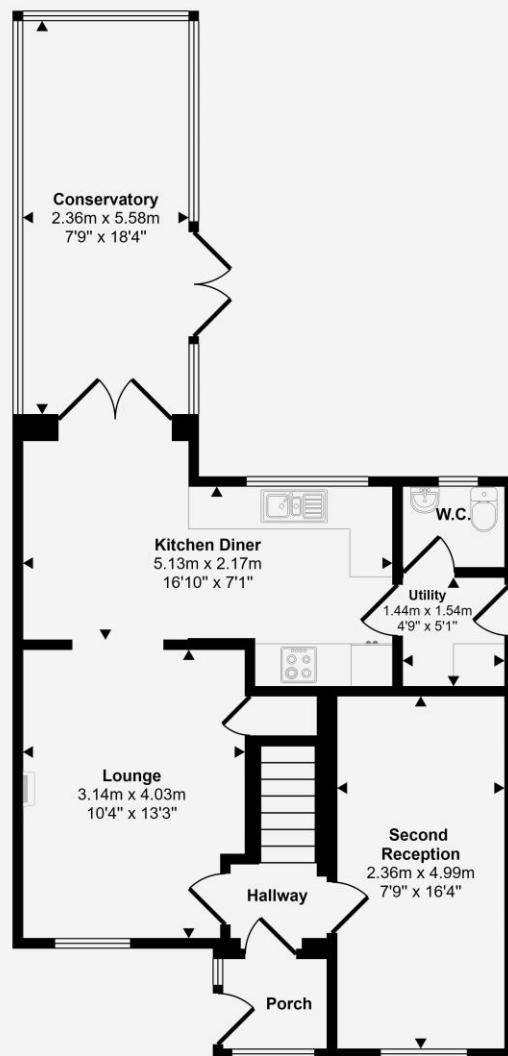
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

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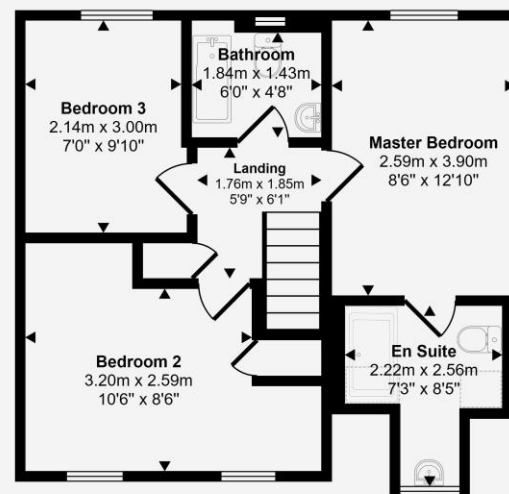


Approx Gross Internal Area
107 sq m / 1157 sq ft



Ground Floor
Approx 65 sq m / 702 sq ft

 Denotes head height below 1.5m



First Floor
Approx 42 sq m / 455 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.

