



hrt
herbert r thomas

3 Godra Bryn, Bettws

Bridgend

£425,000

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Bettws, Bridgend

Charming detached home in peaceful semi-rural setting with countryside views, 3 double bedrooms, attic room, double garage, workshops, large gardens, and versatile living space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Situated within a peaceful semi-rural setting surrounded by beautiful countryside, Godra Bryn is a charming and deceptively spacious detached character home occupying a substantial plot with stunning elevated farmland and countryside views. Enjoying a private position while remaining conveniently accessible, this unique property offers the perfect blend of character, flexibility, and lifestyle appeal. Boasting three generous double bedrooms, an additional attic room with its own WC facilities, a detached double garage, extensive workshop space, and beautifully maintained gardens, the property caters perfectly for families, home workers, hobbyists, or anyone seeking a peaceful retreat with excellent practicality. The setting is a true highlight, with picturesque walks nearby and attractive rural views from many of the principal rooms, creating a wonderful sense of space and tranquillity.

The property is entered via a partly glazed door into an entrance porch providing excellent storage for coats and shoes, with a glazed internal door leading through to the main reception room. The lounge is a superbly proportioned reception space offering ample room for a variety of furniture layouts while retaining a warm and cosy atmosphere. A large front-facing window with plantation shutters allows natural light to fill the room while framing the attractive countryside outlook. The focal point is undoubtedly the impressive exposed stone fireplace housing a log burner, complemented by the original stone staircase feature which adds character and individuality rarely found in modern homes. An additional seating area provides the ideal reading nook or relaxation space, and there is ample room for dining if desired. Flowing seamlessly from the lounge is the dining room, which continues the property's character theme with a striking exposed stone feature wall, plantation shutters, built-in storage, and excellent space for family dining, entertaining, or alternative use depending on the next owner's requirements.

The kitchen enjoys pleasant views to the rear towards neighbouring paddocks and has been fitted with a range of base and eye-level units with rolled worktop surfaces. Features include a porcelain sink with drainer and mixer tap, waste disposal unit, space for Cookmaster five-ring gas range cooker with extractor canopy over space for freestanding dishwasher and space for American-style fridge freezer, slimline wine cooler, and ample storage throughout. Tiled walls and flooring complete the space, while an archway from the dining room creates an effortless social connection. To the rear, the utility room offers additional worktop space, room for a washing machine and tumble dryer, storage cupboards, and houses the Baxi combination boiler. From here there is access to the useful ground floor WC and rear courtyard.

To the first floor, the landing provides access to three well-proportioned bedrooms, the family bathroom, and a further staircase leading to the attic room. The principal bedroom is a generous double room benefiting from extensive fitted furniture including wardrobes, bedside units, dressing table, and additional storage, together with a front-facing window enjoying the attractive rural outlook. Bedroom two is another excellent double room with fitted wardrobes and views to the front, while bedroom three is a spacious and versatile room currently utilised as a home office, benefitting from fitted storage and twin windows allowing excellent natural light.

The family bathroom is exceptionally well appointed and fitted with a four-piece suite comprising a low-level WC, his-and-hers vanity wash hand basins, corner shower enclosure, and a luxurious corner Jacuzzi bath. Fully tiled walls, quality fittings, and an attractive finish create a relaxing family bathroom space.

A further staircase rises to the attic room, which offers a versatile bonus space currently utilised as an occasional bedroom. Benefiting from multiple Velux windows, useful eaves storage, and a separate WC with wash hand basin, this flexible room could equally be used as a hobbies room, home office, studio, or guest accommodation.

Externally, the property continues to impress. A gated driveway provides extensive off-road parking and leads to a substantial detached double garage with electrically operated up-and-over door, power, and lighting. The grounds are undoubtedly one of the property's greatest assets, extending across generous lawns, patio areas, elevated seating terraces, mature planting, and multiple garden zones designed to make the most of the stunning countryside setting. The elevated position provides beautiful views across surrounding farmland and greenery, while various seating areas create ideal spaces to relax, entertain, and enjoy the peaceful surroundings throughout the day.

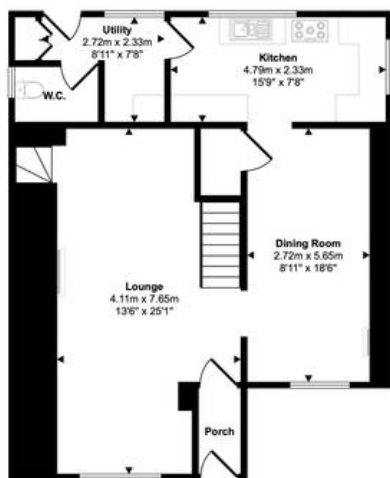
Further enhancing the property's appeal is a substantial detached outbuilding currently arranged as multiple workshop areas, all benefiting from power and lighting. Offering tremendous flexibility, the building could suit a wide range of uses including workshop space, hobby rooms, home gym, garden room, office accommodation, or further development potential subject to the necessary permissions.

Combining beautiful countryside views, extensive outdoor space, character features throughout, and highly versatile accommodation, Godra Bryn represents a rare opportunity to acquire a truly individual home in a peaceful semi-rural setting.



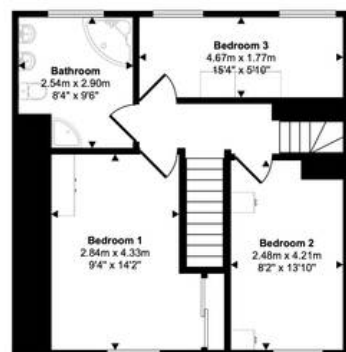


Approx Gross Internal Area
270 sq m / 2909 sq ft

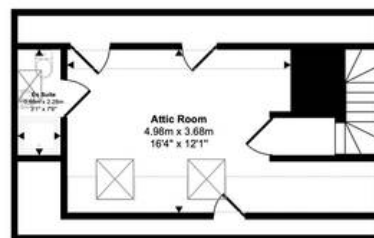


Ground Floor
Approx 77 sq m / 833 sq ft

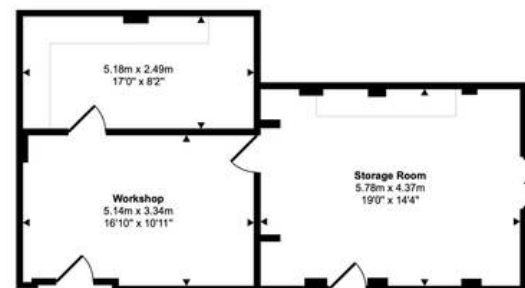
Denotes head height below 1.5m



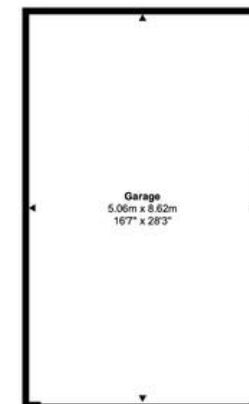
First Floor
Approx 54 sq m / 580 sq ft



Second Floor
Approx 39 sq m / 418 sq ft



Outbuilding
Approx 57 sq m / 609 sq ft



Garage
Approx 44 sq m / 469 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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