

10 Gerddi Ty Bryn

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



10 Gerddi Ty Bryn

Bridgend CF35 6PZ

£1,600

A substantial detached four bedroom house situated in a quiet cul-de-sac in the the town of Pencoed. Property comprises entrance hall, two large reception rooms, downstairs w/c., kitchen diner and utility room to ground floor. Four bedrooms, en-suite and family bathroom to first floor. Large wrap around garden, off road parking and garage. Available Early February. Decorated throughout, new carpets. More photos to follow.

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



Entrance Hall
Doors to downstairs rooms, staircase to landing.

Reception 1
13'9" x 16'7" (4.21 x 5.06)
Good size reception room. Carpet, radiator, window to front.

Downstairs W/C
Wash hand basin, and w/c.

Reception Room 2
12'2" x 15'7" (3.72 x 4.77)
Large family room with bay window to front, Carpet, double doors leading to kitchen/diner.

Dining Room
30'7" x 7'10" (9.33 x 2.40)
Large dining room leading into kitchen. Patio door leading into garden.

Kitchen
30'7" x 7'10" (9.331 x 2.40)
Range of wood and gloss units with contrasting white worktops, six burner ranger cooker with cooker hood, integrated dishwasher and fridge freezer. Sunk in stainless steel sink and drainer. Tiled splash back and flooring. Pantry off kitchen.

Utility Room
5'9" x 7'10" (1.76 x 2.40)
Work tops with stainless steel sink and drainer, base unit with space for washing machine and tumble dryer. Door to side leading to garden.

Stairs to Landing
Newly carpeted stairs and landing, doors leading to all upstairs rooms.

Bedroom 1
12'6" x 13'7" (3.82 x 4.15)
Large master bedroom with en-suite. Window to front, new carpet.

En-suite
Tiled bathroom with walk in mixer shower and enclosure, w/c, sink and overhead mirror.

Bedroom 2
14'10" x 11'4" (4.54 x 3.47)
Window to rear, large double bedroom, new carpet.

Main Bathroom
9'10" x 7'10" (3.01 x 2.40)
Tiled bathroom with bath, shower and w/c. Frosted window to rear.

Bedroom 3
11'10" x 11'4" (3.61 x 3.47)
Double bedroom, window to rear, new carpet.



Bedroom 4
9'1" x 12'2" (2.78 x 3.72)
Double bedroom, window to front, new carpet.

Rear Garden
Large wrap around rear garden, partially lawned and partial patio.

Garage
Up and over garage with power.

Driveway
Space for two cars

Council Tax
Band F £3,392.19 (25/26)

Security Deposit
£1,550

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

