



herbert r thomas

4 Bryn Dryslwyn
Bridgend, CF31 5BT

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4 Bryn Dryslwyn

Asking price **Offers in Excess of £450,000**

Situated in the highly desirable Broadlands development and being sold with no onward chain is this immaculately presented five-bedroom townhouse offers exceptional space, style, and versatility.

Highly sought-after Broadlands location close to schools, shops, and amenities

Immaculately presented five-bedroom townhouse offering exceptional space

Stunning fully fitted social kitchen-diner with bi-fold doors

Impressive master suite with walk-in wardrobe and private ensuite

Three additional double bedrooms, two with private ensuites

Multiple spacious reception rooms including a stylish lounge with log burner

Beautiful landscaped south-facing garden split across three usable tiers

Gated long driveway providing abundant off-road parking plus detached garage with power

Modern specification throughout including built-in speakers, cameras and upgraded finishes

Being sold with no onward chain





Perfectly positioned within close proximity to local schools, shops, and everyday amenities, and benefiting from excellent access into Bridgend town and surrounding transport links, this home delivers convenience as well as comfort. Inside, you'll find a fully fitted social kitchen-diner with bi-fold doors, generous reception rooms, spacious bedrooms including a superb master suite with walk-in wardrobe and private ensuite, landscaped south facing garden, ample off-road parking, and a detached garage. Finished with built-in speakers and sound systems and presented to an impressive standard throughout, this is a home that truly combines size and sophistication.

Entering through the composite front door, you are welcomed into a spacious hallway with chevron flooring, feature acoustic wall panelling, a useful built-in storage cupboard, and staircase rising to the first floor. Doorways lead to the WC, lounge, and kitchen/diner, setting the tone for the home's generous proportions and stylish design. The WC is fitted with a modern two-piece suite, complete with low-level WC, wash hand basin, sleek radiator, tiled splashback, and matching chevron flooring. The lounge is a generous sized reception room, brightened by dual-aspect double-glazed windows to the front and side. Modern black internal doors open into the kitchen/diner, enhancing light and flow throughout the ground floor. A striking log burner set against black slate tiled walls creates a cosy focal point while still maintaining a contemporary feel. At the heart of the home, the kitchen/diner is fully equipped and designed for both practicality and entertaining. Features include a double sink with extendable tap, built-in high-level oven and microwave, integrated washing machine, dishwasher, and wine cooler, as well as gas hobs with complementary extractor hood. There is space for an American-style fridge freezer and cleverly arranged wrap-around units creating a breakfast bar. With tiled flooring, spot lighting, slate tiled feature walls, ample dining space, and bi-fold doors spanning the width of the property, this room floods with natural light and connects beautifully to the garden. Built-in speakers complete the atmosphere for social occasions.

The first floor landing is finished with stylish modern wall panelling and carpeted flooring, with doorways leading to three bedrooms, the family bathroom, the airing cupboard, and a staircase rising to the master suite and fifth bedroom. Bedroom Two is an impressive double bedroom with laminate flooring, space for both furniture and dressing areas, and double-glazed windows to the front and rear. It benefits from its own ensuite which is a three-piece suite comprising a corner shower, wash hand basin, low-level WC, half-tiled walls, and an obscure

glazed window. Bedroom Three is another generous double bedroom with laminate flooring, built-in wardrobes, and an ensuite with corner shower, low-level WC, wash hand basin, and tiled wet areas. A double-glazed window overlooks the rear garden. Bedroom Four, currently used as an additional reception room, is also a good-sized double with laminate flooring, built-in storage, and a rear-facing window. The family bathroom is a beautifully appointed four-piece suite featuring a standalone bath, double walk-in shower with sliding panel, low-level WC, and vanity wash hand basin. Slate and ornate tiled walls, a chrome radiator, and double-glazed front window create a stylish and elegant finish.

The second floor landing features a Velux window and provides access to Bedroom Five and the impressive master suite. The master bedroom is an exceptional double, laid to laminate flooring with double-glazed windows to the front and side. A walkway with glass balustrade overlooks the landing and leads to a dedicated dressing area with built-in storage and a further front-facing window. The private ensuite is stylishly finished with a three-piece suite including shower, vanity basin, low-level WC, chrome ladder radiator, ornate tiled flooring,

and Velux window to the rear. Bedroom Five is a well-proportioned room with laminate flooring and a rear Velux window ideal as a bedroom, office, or nursery.

To the front, a long gated driveway with stone chippings and landscaped borders leads to the detached garage, which benefits from power. The driveway offers generous parking for multiple vehicles, with gated side access into the garden. The rear garden is fully enclosed, south-facing, and beautifully landscaped across three tiers. Directly off the kitchen/diner, a large patio spans the width of the house perfect for entertaining, with space for outdoor furniture and an awning above the bi-folds. Steps lead to a second level with additional patio space, pathway, lawn with stone chippings, and a mature planted area offering enhanced privacy. Further steps lead to the final tier, ideal for additional seating, a greenhouse behind the garage, or future shed space. The garden benefits from an outdoor tap, external speakers, and cameras overlooking both the garden and driveway, enhancing both usability and security.

Viewings are highly recommended.





Tenure

Freehold

Services

All Mains Services

Council Tax Band F

EPC Rating

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.

Directions

Directions from Junction 35 of the M4 to CF31 5BT: 1. Exit the M4 at Junction 35 and take the A473 towards Bridgend. 2. Continue on the A473 for approximately 4 miles. 3. At the roundabout, take the second exit to stay on the A473. 4. At the next roundabout, take the second exit onto Broadlands Boulevard. 5. Continue straight, take the third exit onto Carreg LLwydd. Then turn right onto Greystone. Take the third right onto bryn dreslwyn 6. Property can be found on the left hand .

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

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

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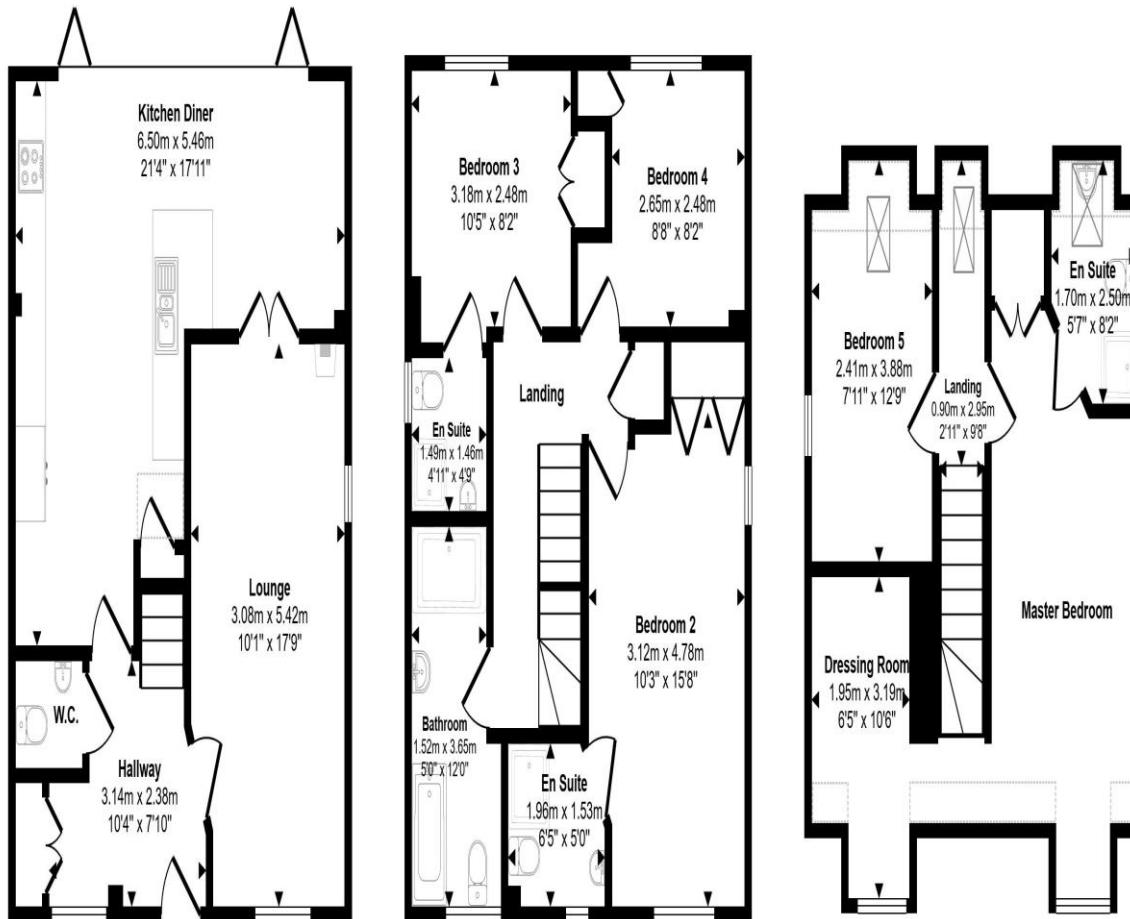
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
149 sq m / 1603 sq ft



Ground Floor

Approx 52 sq m / 563 sq ft

First Floor

Approx 54 sq m / 580 sq ft

Second Floor

Approx 43 sq m / 459 sq ft

Denotes head height below 1.5m

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.

