

# hrt

herbert r thomas

22 Bryn Llidiard  
, Bridgend, Bridgend, CF31  
1QN

[hrt.uk.com](http://hrt.uk.com)



## 22 Bryn Llidiard

Asking price **£235,000**

Situated in a central Bridgend location, this charming 1930s style bay fronted semi detached home offers fantastic potential and sits on an impressive plot with a substantial rear garden and the the position allows convenient access to Junction 36 of the M4, local transport links, Bridgend town centre, schools, shops, and the Princess of Wales Hospital.

Freehold on completion

Charming bay-fronted traditional semi-detached home

Extended with further potential available (subject to planning)

Impressive plot with substantial rear garden

Gated block paved driveway with ample parking and garage

Central Bridgend location close to town, shops, schools, and hospital

Excellent links to Junction 36 of the M4 and public transport

First time to the market for over 60 years and being sold with no onward chain

Retains original character features throughout

Large garden offering brilliant space and future possibilities





Offered to the market for the first time in sixty years with no onward chain and retaining a wealth of original features, this property presents a superb opportunity for buyers seeking character, space, and future potential.

Entering through double glazed uPVC doors, you step into a welcoming entrance porch laid with quarry tiles, setting a traditional and charming first impression. A further door leads into the carpeted inner hallway, where the staircase rises to the first floor and doorways through to both the lounge and the kitchen. Beneath the stairs are useful storage cupboards one shelved with a side window providing natural light. The lounge is a generously sized reception room with a feature fireplace forming the focal point of the space. A large double glazed bay window enhances the room's warmth and character, allowing natural light to flood in for an inviting, homely feel. The kitchen is fitted with a matching range of base units and rolled edge worktops, incorporating a one and a half bowl stainless steel sink with mixer tap, space for a cooker with complementary extractor hood, and plumbing for appliances. A double glazed side window brings further light into the space. From here, doorways lead to both the dining room and the utility room. The dining room flows naturally from the kitchen and features laminate flooring and a large rear-facing window overlooking the garden, enjoying pleasant views. The arrangement between the kitchen and dining room offers a social layout with potential to create a combined open plan kitchen/diner if desired. The utility room is well proportioned, fitted with a base unit, built in storage cupboard, and a rear window. An inner door leads to a separate WC comprising a low level WC, half tiled walls, and an

obscure rear window. A further uPVC door provides convenient access to the driveway.

To the first floor, the landing includes a loft inspection point and a frosted side window which brightens the space. Doors lead to three bedrooms, the bathroom, and a separate WC. The main bedroom is an excellent-sized double featuring a large bay fronted window and carpeted flooring. Bedroom Two is another generous double with a rear-facing window overlooking the garden. Bedroom Three is a well proportioned single room also benefiting from rear garden views. The bathroom comprises a panelled bath with electric overhead shower and a vanity wash hand basin, with half tiled walls and fully tiled areas around the bath. A built in storage cupboard houses the combination style boiler, with a frosted window providing natural light. Next to the bathroom is a separate WC with half tiled walls and an obscure side window.

Externally, the front of the property features a gated block paved driveway offering ample parking ahead of the garage, along with a generous front garden laid to patio with mature shrubs enhancing privacy.

The substantial rear garden is predominantly laid to lawn with separate patio areas, providing excellent space for outdoor seating, storage, a greenhouse, vegetable patch or further landscaping. The property has already been extended to the rear but the size of the plot offers superb scope for future development (subject to planning) while still retaining significant outdoor space. Fully enclosed and usable all year round, it is a standout feature of the home.

The property is currently leasehold but will be freehold on completion





## Tenure

Freehold

## Services

All Mains  
Council Tax Band D  
EPC Rating D

## 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

From Junction 36 of the M4 travel south signpost to Bridgend, proceed over to roundabouts and take the first right-hand, turning onto Bryn Llidiard. Follow the road until you see our for sale board on the right.

Viewing strictly by appointment  
through Herbert R Thomas

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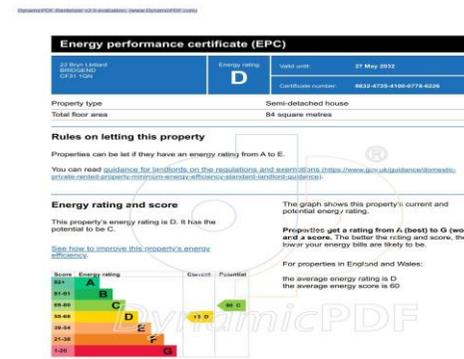
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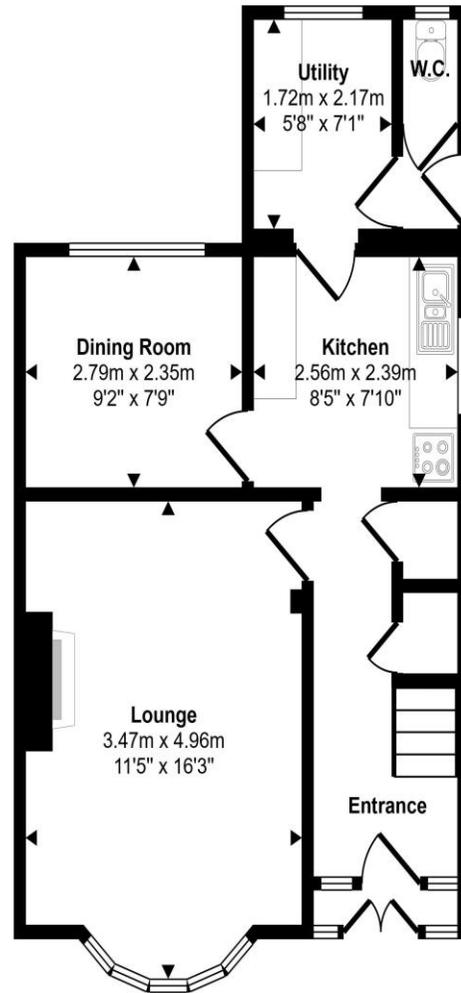


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

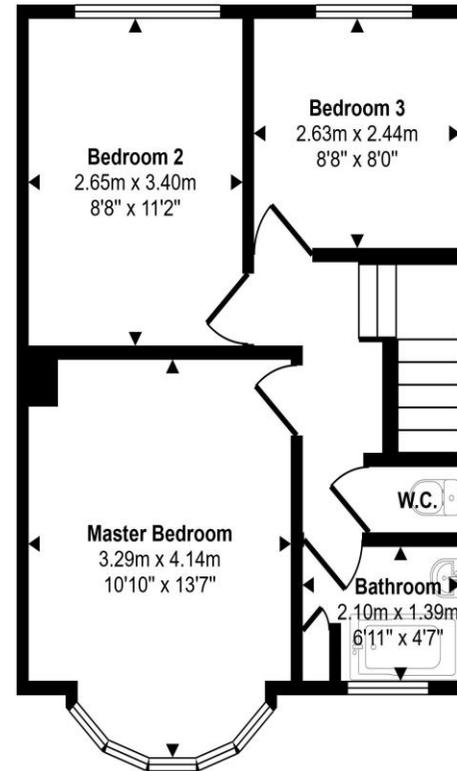




Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 45 sq m / 485 sq ft



First Floor  
Approx 39 sq m / 420 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.

