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1926-2026

72 Gerddi'r Afon, Brynmenyn

Bridgend

Guide Price **£365,000**

72 Gerddi'r Afon

Brynmenyn, Bridgend

From our office on Derwen Road, head northwest and turn right onto Angel Street/A473. Continue straight and follow signs for Sarn and the A4061. At the roundabouts, follow the route towards Bryncethin and then Brynmenyn. Continue along the A4061 until you reach the Brynmenyn area, then turn into the Redrow development at Gerddi'r Afon. Follow the road through the estate until you reach number 72 on left hand side.

A Generously Proportioned Four Double Bedroom
Redrow Detached Home with Excellent Family
Accommodation, Double-Width Driveway and Low-
Maintenance Rear Garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Description

Situated within the popular Gerddi'r Afon development at Brynmenyn is this generously proportioned four double bedroom Redrow-built detached home, offering an excellent layout for modern family living together with an integral garage, double-width driveway and enclosed low-maintenance rear garden.

Conveniently positioned for Junction 36 of the M4, Bridgend Town Centre, McArthurGlen Designer Outlet and a range of local shops, schools and amenities, the property combines generous accommodation with excellent transport links.

The property is entered via a composite front door into a welcoming entrance hallway, with a staircase rising to the first-floor landing and doorways providing access to the principal ground-floor accommodation.

Positioned to the front is a generous lounge with windows overlooking the front and providing plenty of natural light.

To the rear, the spacious open-plan kitchen/dining room provides an excellent everyday living and entertaining space. The kitchen is fitted with a range of high-gloss wall and base units with contrasting work surfaces. Integrated appliances include a fridge and freezer, double eye-level oven and four-ring gas hob with extractor above, while space and plumbing are provided for a dishwasher. There is ample space for a dining table, with French doors opening directly onto the rear garden.

A separate utility room provides additional wall and base units, work surfaces and a stainless-steel sink together with space and plumbing for appliances. A partially glazed door provides access to the rear garden, while an internal doorway leads to the ground-floor WC.

To the first floor, the landing provides access to four well-proportioned double bedrooms, the family bathroom, a useful storage cupboard and loft access.

The principal bedroom is a generous double room with fitted wardrobes and benefits from its own en-suite shower room, fitted with a three-piece suite comprising shower enclosure, WC and wash hand basin.

Bedrooms two, three and four are all double rooms, providing an excellent level of bedroom accommodation and flexibility for family living, guests or home working.

The family bathroom is fitted with a three-piece suite comprising panelled bath with shower over, WC and wash hand basin, complemented by partially tiled walls.

Gardens and Grounds

The property is approached via a double-width driveway providing off-road parking and leads to the integral single garage.

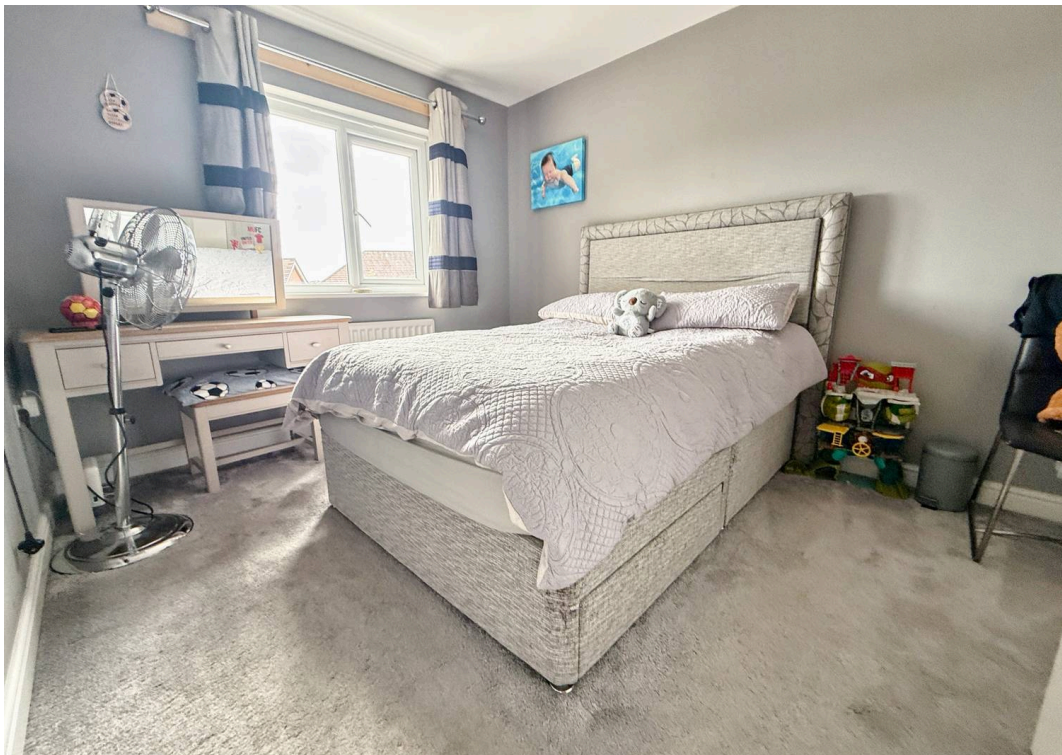
To the rear is a fully enclosed low-maintenance garden laid to a combination of flagstone paving and artificial lawn, providing practical outside space with ample room for seating, dining and entertaining.

A gated pathway provides access between the front and rear of the property.

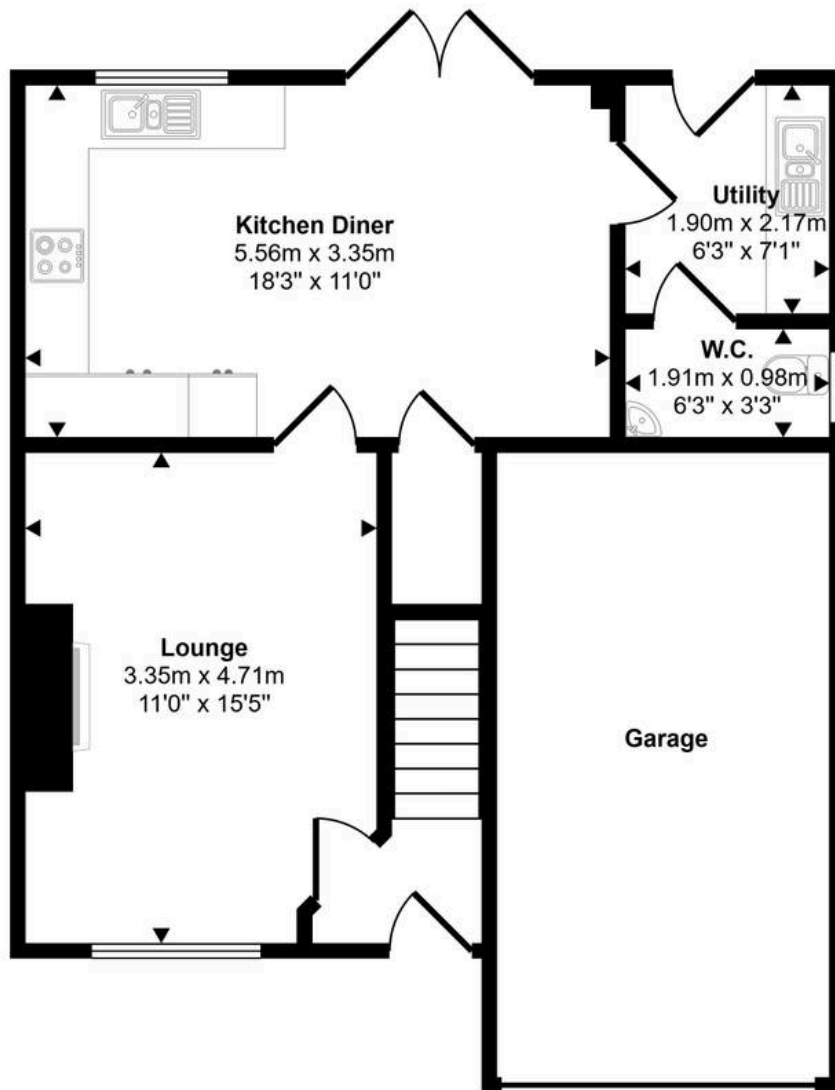
Offering four genuine double bedrooms, generous living accommodation, excellent parking and easily maintained outside space, this substantial Redrow home offers an excellent opportunity within this popular development.

Viewings are highly recommended to appreciate the size and accommodation on offer.

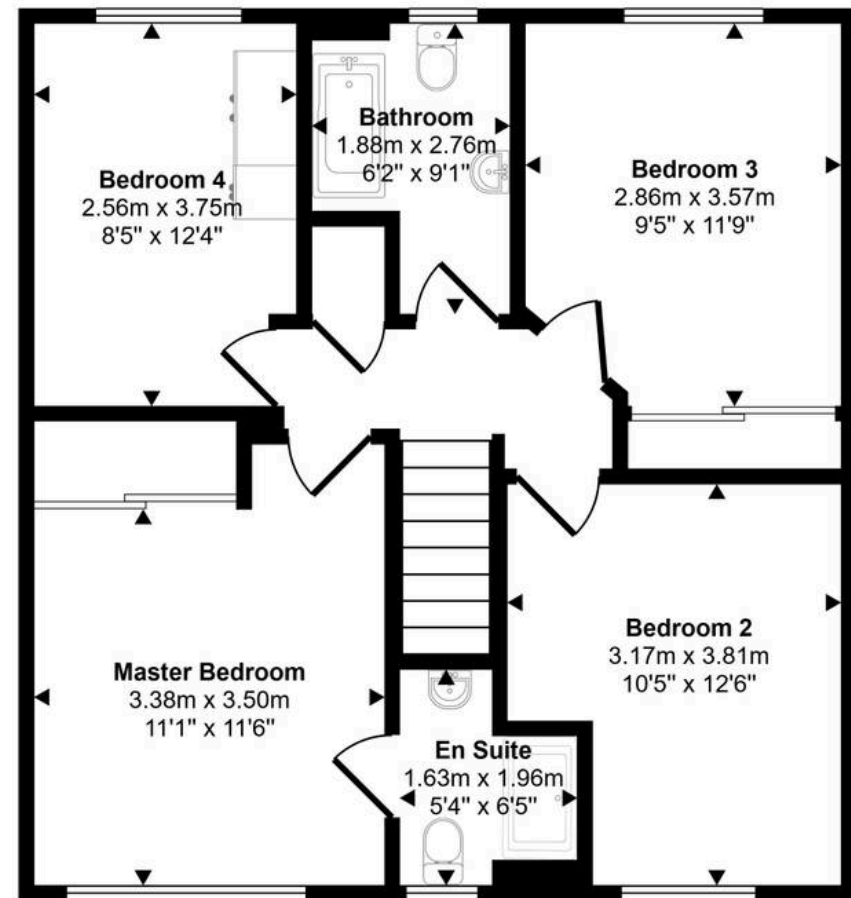




Approx Gross Internal Area
129 sq m / 1386 sq ft

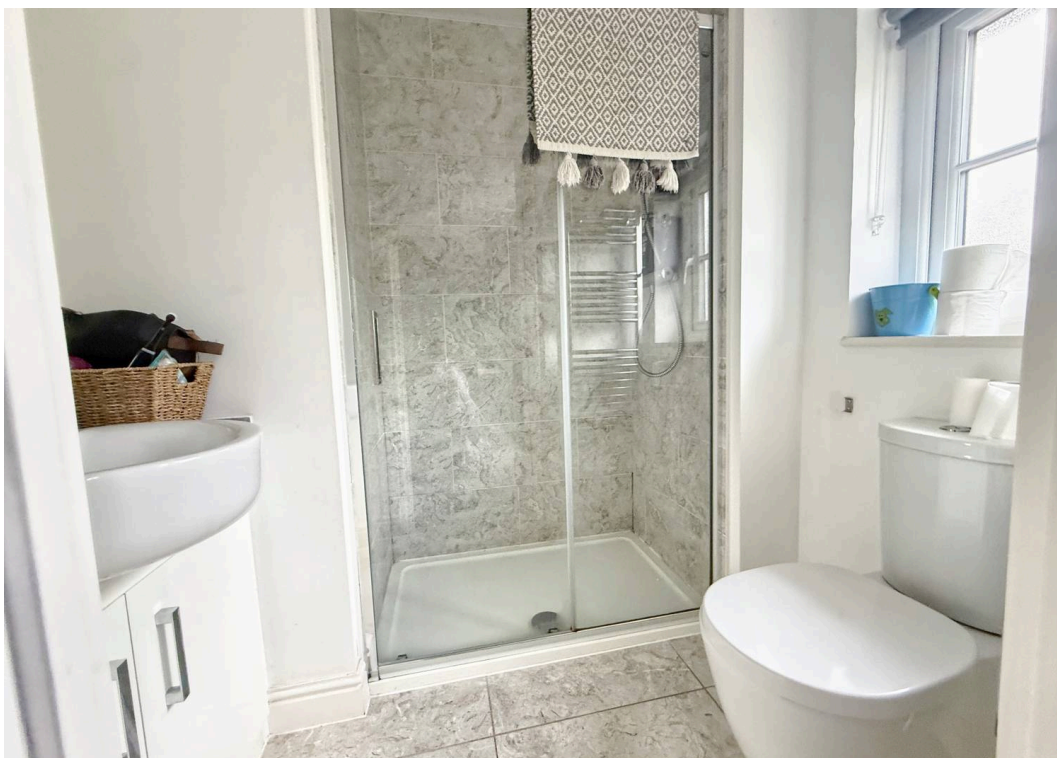


Ground Floor
Approx 66 sq m / 714 sq ft



First Floor
Approx 62 sq m / 672 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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