



**hrt**

herbert r thomas

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

98 Maes Y Rhedyn  
Bridgend, CF31 4FB

# 98 Maes Y Rhedyn

Asking price **£309,950**

A beautifully presented family home offering modern comfort, generous living space and a sunny westerly-facing garden

Modern four-bedroom detached family home built by Barratt Homes

Spacious open-plan kitchen and dining area

Separate utility room plus ground floor cloakroom

Principal bedroom featuring an en-suite shower room

Detached single garage equipped with power and lighting

Private driveway providing off-road parking

Westerly-facing rear garden laid to lawn

Situated in a quiet cul-de-sac within an established residential development





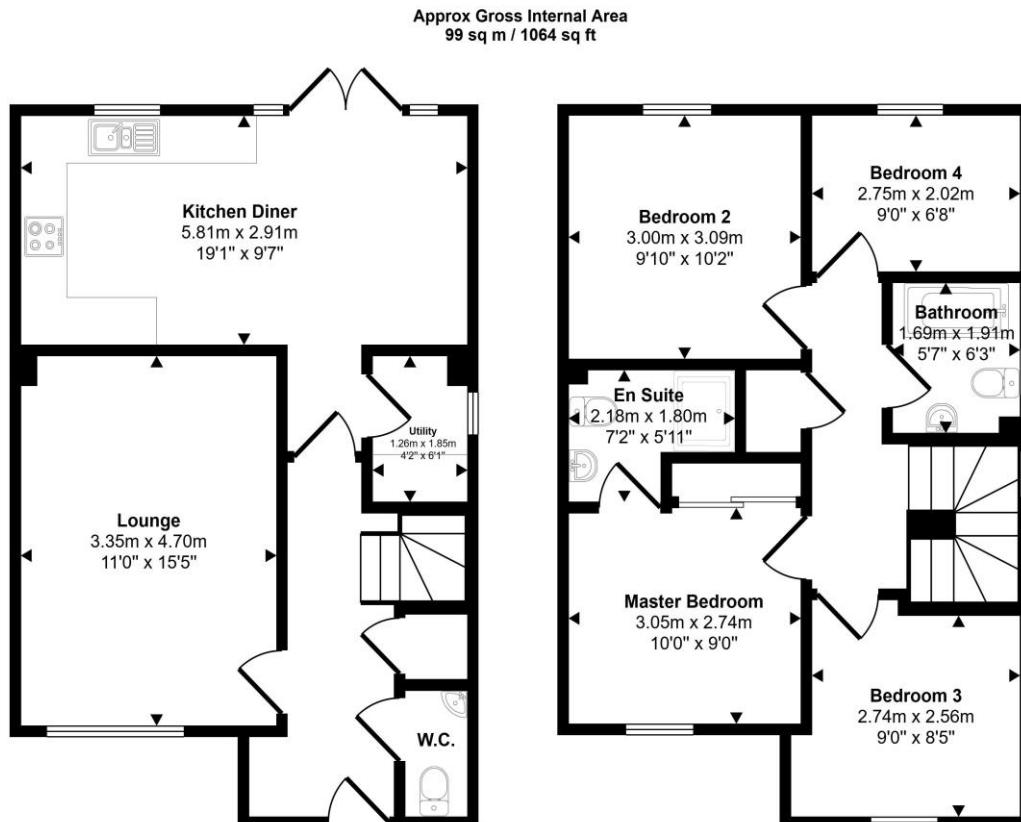
Constructed by Barratt Homes, this attractively presented four-bedroom detached residence offers comfortable and contemporary family living within a well-regarded residential area. A particular highlight is the westerly-facing rear garden, which enjoys afternoon and evening sunlight, providing an ideal setting for outdoor dining, relaxation and family enjoyment.

The property is entered via a welcoming hallway that gives access to a ground floor cloakroom along with a useful storage cupboard. Positioned to the front elevation is a generous lounge, well lit by a large picture window overlooking the front garden. To the rear, the home opens into a sizeable

kitchen/dining room which acts as the central hub for day-to-day family life. The kitchen is fitted with a range of shaker style wall and base units paired with granite effect worktops and offers space and plumbing for appliances including a dishwasher and fridge freezer, as well as an integrated oven and hob. French doors open directly onto the rear garden, creating an easy flow between the indoor accommodation and the outdoor space. A separate utility room provides additional workspace and appliance provision, helping to maintain a neat and organised living environment.

On the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom sits at the front of the home and benefits from an en-suite shower room. Bedrooms two and three are both comfortable doubles, while bedroom four presents a useful single bedroom or home office. The family bathroom includes tiling to the wet areas and is fitted with a bath, with over head shower, wash hand basin and WC.

Externally, the frontage features a decorative gravel courtyard-style garden with steps leading to the entrance. To the side of the property is a private driveway providing tandem off-road parking in front of the detached single garage. The rear garden enjoys a westerly orientation and is laid mainly to lawn, offering an easily maintained yet versatile outdoor space suited to family use, everyday enjoyment and entertaining. Altogether, this appealing home combines practical accommodation with a favourable position within the development, making it an excellent option for families, couples and professionals looking for a modern and convenient place to live.



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.





## Tenure

Freehold

## Services

All Mains Services

Council Tax Band E

EPC Rating B

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

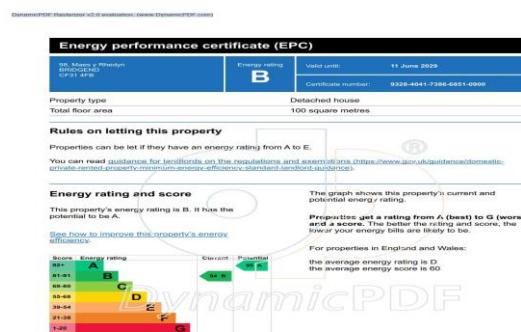
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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 Bridgend Town Centre, proceed along Park Street and onto Bryntirion Hill. At the traffic lights, turn right and continue along Bryn Golau, taking the third left onto Llangwydd Road. Take the first right onto Barnes Avenue and follow the road down the hill, passing the green area to your right. Continue upward and, at the brow of the hill, turn left onto Heol Ty Maen, then take the next right onto Maes Y Rhedyn. Follow the road taking the next right and the property will be found on the left as indicated by our for sale board

Viewing strictly by appointment through Herbert R Thomas

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

**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,

Mid Glamorgan, CF31 1LH

01656660036

[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926

 RICS

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.

