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15 Bryn Llidiard

Bridgend,
CF31 1QN

15 Bryn Llidiard

Asking price **£315,000**

Located in the highly sought-after Litchard area is this spacious extended four-bedroom semi-detached home with large kitchen/diner, utility room, downstairs shower room, ensuite to master, large garage, landscaped rear garden, off-road parking and within close proximity to local schools, shops, Junction 36 of the M4 and the Princess of Wales Hospital.

Four Bedrooms

Impressive extended traditional semi-detached family home

Spacious kitchen-diner with integrated appliances and breakfast bar

Large lounge with feature fireplace and bay-fronted window

Utility room with downstairs shower room

Large garage with workshop and additional storage area

Ample off-road parking via brick-paved driveway

Main bedroom with dressing area and en-suite shower room

Fully enclosed south-facing landscaped garden with decking and balcony

Close proximity to Junction 36 of the M4, local schools, shops, and Princess of Wales Hospital





TONY & ANN'S
KITCHEN

HOME
SWEET
HOME

This impressive four-bedroom extended semi-detached family home is nestled in the popular area of Litchard, it boasts a well-landscaped south-facing garden, an expansive garage with a workshop, three bathrooms, large kitchen/diner, off-road parking and within close proximity to local schools, shops and amenities.

The property is entered via a partially glazed composite door into a stylish hallway laid to Karndean flooring and doorways to the lounge and kitchen/diner.

The lounge is generous in size with the continuation of Karndean flooring, charming feature fireplace and a bay-fronted UPVC window which invites an abundance of natural light into the room.

The kitchen has been fitted with a matching range of base and high-level units with rolled worktops over comprising; built-in oven, four-ring electric hob and extractor fan over, a full-sized dishwasher, integral fridge, ample storage cupboards and a breakfast bar perfect for casual dining. Adjoining the kitchen is a spacious dining room also laid to Karndean flooring with French doors opening to a balcony which offers stunning views of the garden.

The utility room has space for white goods, plumbing for washing machine and doorway through to a modern tiled shower room.

To the first floor landing there are doorways to three bedrooms. All three bedrooms are generous in size, all with built-in wardrobes with the master bedroom having an en-suite shower room and dressing area with built-in wardrobes.

The attic bedroom is another generously sized room, filled with natural light and offering eaves storage and picturesque views via a Velux window.

To the front of the property is a brick paved driveway offering off-road parking which leads to the large garage and workshop which offers power and endless potential subject to planning. To the rear of the property is a landscaped south facing garden with a large decking area and a balcony perfect for outdoor entertaining. Additional storage can be found beyond the garage.

360 Tour: A 360 virtual tour is available for this property, allowing prospective buyers to explore each room at their own pace and experience the flow of the home. This virtual tool provides a comprehensive view of the property's layout, lighting, and space, offering the convenience of a detailed walk-through without needing an on-site visit. It's a great way for potential buyers to get an immersive feel for the home before arranging a viewing.





Directions

From Junction 36 of the M4 Motorway, take the A4061 exit towards Bridgend. At the roundabout, take the 2nd exit onto the A4061, following signs for Bridgend. Continue straight on this road for approximately 0.5 miles, then take a left onto Heol Yr Ynys. Follow this road for another 0.3 miles and turn right onto Bryn Llidiard. The property is located at 15, Bryn Llidiard, CF31 1QN.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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10/004_249/PL Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
15 Bryn Llidiard Bryn Llidiard CF31 1QN	Energy rating C	Valid until: 1 October 2034
Property type		Semi-detached house
Total floor area		113 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance .		
Energy rating and score		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 50		
Score	Energy rating	Current
92-100	A	70-75
81-91	B	65-70
69-80	C	60-65
55-68	D	55-60
39-54	E	50-55
21-38	F	45-50
1-20	G	40-45

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/224-421-0452-078-2202?property=>

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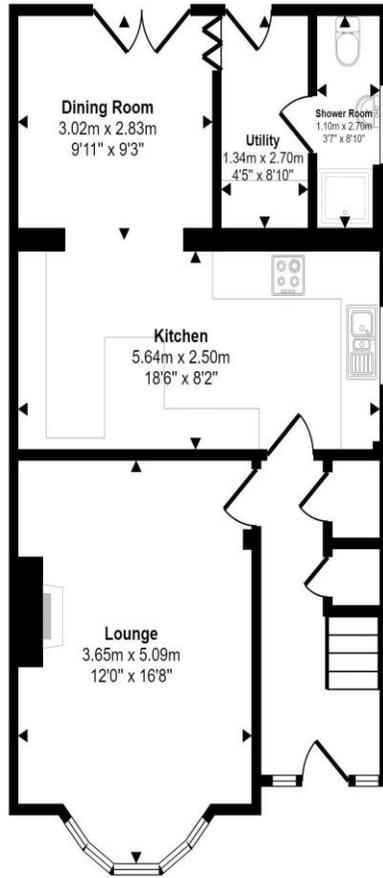
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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

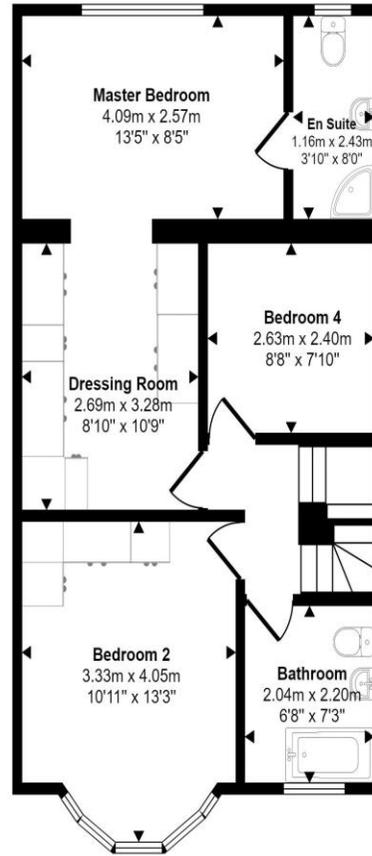


Approx Gross Internal Area
158 sq m / 1700 sq ft

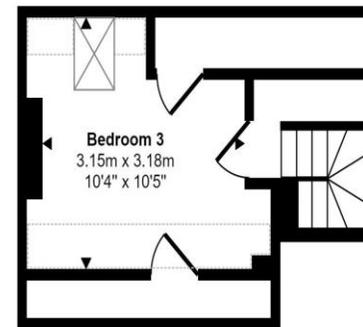


Ground Floor
Approx 57 sq m / 617 sq ft

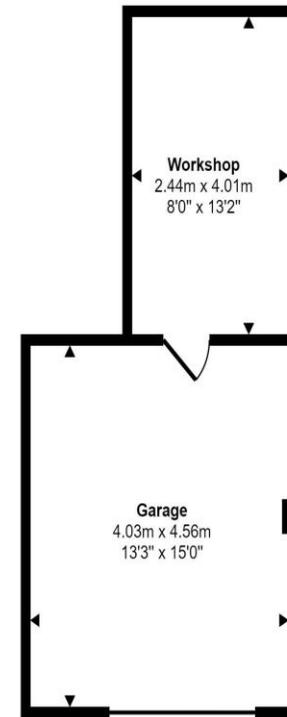
Denotes head height below 1.5m



First Floor
Approx 53 sq m / 576 sq ft



Second Floor
Approx 19 sq m / 200 sq ft



Garage/Storage Room
Approx 29 sq m / 307 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.

