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1 Heol Tynton

Llangeinor, Bridgend, CF32

8PP

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Asking price **£180,000**

Situated in the heart of Llangeinor is this spacious three bedroom semi-detached property which has been renovated to a high standard, sat on a generous plot offering elevated views of the village and within close proximity to local schools, shops and junction 36 of the M4.

Three bedroom semi-detached property

Renovated in 2019

Elevated position with fantastic views of the Village

Generous plot

New windows and doors installed March 2023

Walking distance of the local school, shops and amenities

Within close proximity to Junction 36 of the M4

Viewings are highly recommended





Situated on a generous elevated plot is this spacious three bedroom semi-detached property with picturesque views of the village, fully renovated and within close proximity to local schools, shops and junction 36 of the M4.

The property is entered via a double glazed door into the lounge. The lounge is a generous size with a window to the front with views over the Village, feature electric fireplace, laid to laminate flooring, doorway to utility cupboard, staircase leading to the first floor landing and doorway to the kitchen/diner. The utility cupboard has plumbing and ventilation to house the wall hung Ideal combination boiler, washing machine and tumble dryer. The kitchen/diner is a spacious room with French doors to the front allowing access onto the patio with plenty of dining furniture opportunity. The kitchen has been fitted with a matching range of base, wall and drawer units with

complementary work surfaces over comprising; sink unit with mixer tap, high level electric oven, gas hob with extractor fan above and integrated appliances include fridge/freezer and dishwasher. There is tiled flooring, part tiled walls and a double glazed window and door to the rear.

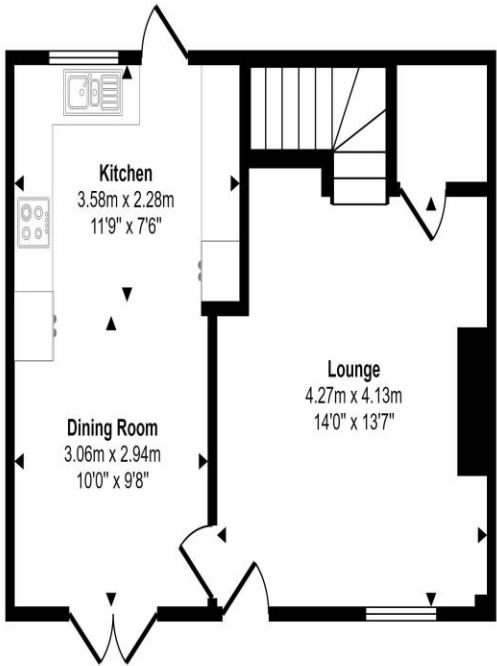
To the first floor landing there is a loft inspection point and doorways to all three bedrooms and the family bathroom. The main bedroom is a spacious double room positioned at the front of the property with a window to the front offering views over the Village. Bedroom two is also a generous double room with a window to the front. The third bedroom is a good size single room with a window to the rear.

The family bathroom has been designed with a modern four piece suite comprising; a free standing bath with pillar tap, shower cubicle with a thermostatic shower, WC and a vanity unit wash handbasin. The walls are fully tiled, laid to tiled flooring and a window to the rear.

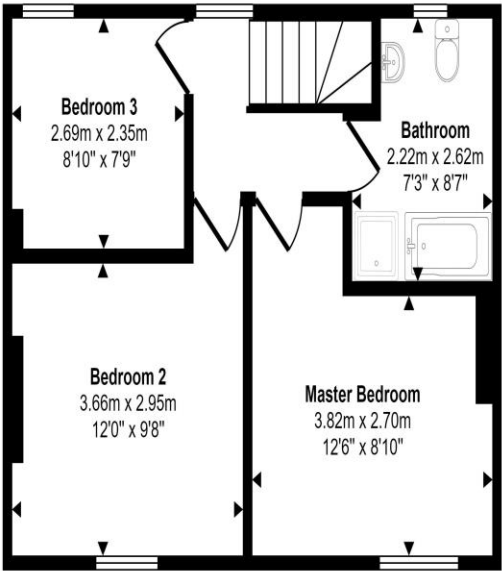
The property is elevated and approached via steps leading to the front door. There is on street parking to the front. The front garden is tiered, there are two levels, the first is surrounded by a concrete wall and covered with membrane, this level could by excavated to allow off-road parking, subject to the necessary planning consents, the top level has been laid to patio with a glass balustrade to enjoy the views over the Village. There is side access to the rear along with an additional gate leading to the footpath which follows to the other side of the property. The rear garden is a generous plot in need of landscaping. There are steps from the property allowing access onto the raised garden. The garden is currently quite overgrown and in need of attention although there is masses of potential.

Viewings are highly recommended.

Approx Gross Internal Area
82 sq m / 884 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft



First Floor
Approx 42 sq m / 448 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.





Directions

From junction 36 of the M4 follow the signs for the Garw Valley taking the A4061 through Bryncethin, at the second set of traffic lights turn left onto the A4065. Take the second exit off the roundabout and the next right onto the A4065, follow this road into Llangeinor Village. On entry into Llangeinor, continue along the main road until you approach the little barbers on the left hand side. Turn left up the road opposite and take the first left. Continue along the row of houses, the property is at the end of the street on the right hand side as highlighted by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band A
EPC Rating D

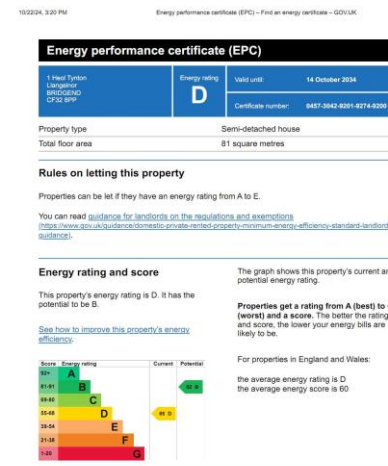
Viewing strictly by
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Herbert R Thomas

hrt.uk.com

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
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.

