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18 Bryn Golau  
Bridgend, CF31 4DD



## 18 Bryn Golau

Asking price **£179,950**

Situated in the popular Cefn Glas location, within close proximity to local school and shops is this well presented three bedroom semi detached property with a garage.

Ideal for first time buyer

Garage

Three bedroom

Good sized front and rear gardens

Close proximity to local school, shops and amenities

Viewings are highly recommended

Being sold with no chain









Within walking distance to local school, shops and amenities is this well presented three bedroom semi detached property being sold with no chain.

The property is entered via a partly glazed UPVC door into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge and kitchen. The lounge is a generous size room with a large double glaze UPVC window to front, featured electric fireplace and laminate flooring. The kitchen has been fitted with a matching range of base and eye levels units with rolled worktop space over.

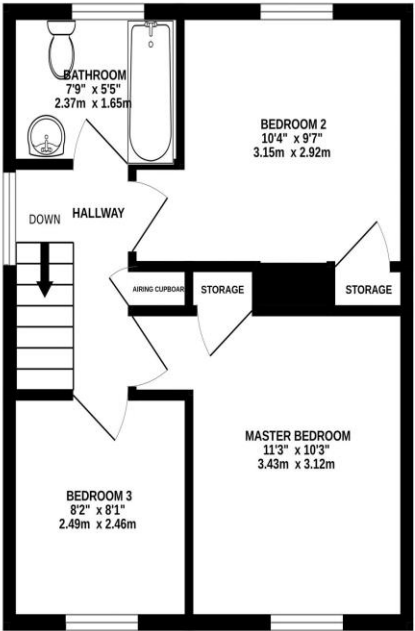
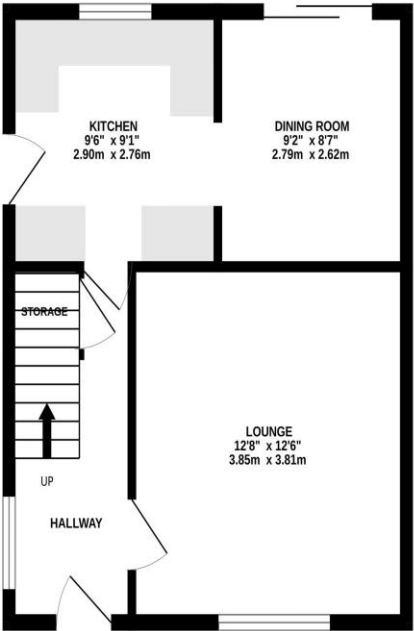
There is a ceramic sink with mixer tap, four burner gas hob with a complimentary extractor fan overhead, built-in cooker, space for three appliances, corner cupboard which houses the combination style boiler, partly glazed UPVC door to side, double glazed window to rear overlooking the garden and opening through to the dining room. The dining room is a well portioned room with laminate flooring and sliding double glazed panelled doors out to the garden.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family, bathroom and storage cupboard. The master bedroom is a generous sized double room laid to laminate flooring with a double glazed UPVC window to front and useful built-in storage cupboard. Bedroom two is another good sized double room with laminate flooring, double glazed UPVC window to rear overlooking the garden and built-in storage. Bedroom three is a well portioned single room with a double glazed window to front. The family bathroom has been fitted with a three-piece suite comprising of low-level WC, wash hand basin and panel bath with a shower overhead. There is a glazed window to side and rear and fully tiled walls.

To the front of the property is a good sized garden laid to lawn with driveway ahead of the garage providing ample off-road parking. To the rear of the property is an enclosed garden on a generous plot which is laid to lawn and concrete patio with external door leading to garage.

GROUND FLOOR  
392 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From our office on Derwen Road, head towards the dual carriageway and turn left onto the one way system. Proceed through the lights and at the roundabout take the first left onto Tondy Road. At the next set of traffic lights, turn right onto Park Street. Continue on this road as it joins Bryntirion Hill. At the next set of traffic lights, turn right onto Bryn Golau. The property will be the first property found on the right hand side as indicated by a for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band C  
EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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AWAITING EPC

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