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2 Bryn Melys

Broadlands,

Bridgend,

CF31 5DN

2 Bryn Melys

Asking price **£350,000**

Situated in the sought-after Broadlands development is this well-presented four bedroom detached property with south facing garden, ideal family home and close proximity to junction 36 of the M4, local school, shops and amenities.

Four bedrooms

Detached

Ideal family home

Ample off-road parking

Sought-after Broadland's location

South facing rear garden

Three reception rooms and large kitchen/diner family area

Viewings highly recommended





This well-presented four bedroom detached property is an ideal family home with south facing garden and within close proximity to junction 36 of the M4, local schools, shops and amenities.

The property is entered via a UPVC double glazed door into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge, second reception room and kitchen/diner.

The lounge is generous sized room with featured fireplace, large double glazed UPVC window to front and double doors opening through to the kitchen/dining area.

The second reception room is a spacious room with can be used for multiple purposes and has a UPVC double glazed window to the front.

The kitchen/diner has been fitted with a matching range of base and eyelevel units with rolltop work space over and consists of a stainless steel sink, four ring burner gas hob with extractor fan overhead, eye level oven, integral microwave, space for fridge, freezer and dishwasher, doorway to the utility room and opening through to the sunroom.

The sunroom has had an upgrade with a hard roof with UPVC windows to the front and UPVC bifold doors to the side into the south facing garden. The utility room has been fitted with rolltop workspace units with storage space, space for two appliances, doorway leading out to the garden and doorway to the cloakroom. The cloakroom has been fitted with a two-piece suite comprising; pedestal wash handbasin and WC. There is a UPVC glazed window to the side.

To the first floor landing there is a loft inspection point and doorways to all four bedrooms, family bathroom and airing cupboard. The master bedroom is an impressive size double room that benefits from built-in wardrobes, a double glazed UPVC window to front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; vanity wash handbasin, WC and shower cubicle. There is full height tiling to walls in the wet areas and a UPVC obscure glazed window to the front. Bedroom two is another spacious double room with a double glazed UPVC window to the rear. Bedroom three is

another well-proportioned size room that benefits from built-in wardrobes and a UPVC double glazed window to the front. Bedroom four also benefits from built-in wardrobes and a UPVC double glazed window to the rear. The family bathroom has been fitted with a three-piece suite comprising; vanity wash handbasin, WC and panel bath with shower overhead. There are fully tiled walls in the wet areas, features shaving point, chrome hand towel rail and a UPVC obscure glazed window to the rear.

To the front of property is garden laid to lawn and a driveway providing offroad parking with a Zappi electric charging point. To the rear of the property is a fully enclosed south facing garden with large composite decking with plenty of garden furniture opportunity and leads down to a lower level which is laid mostly to lawn.

The property also benefits from solar panels.

Viewings are highly recommended.





Directions

From Derwen Road turn left onto Boulevard De Villenave D'Ornon (A4061) at the roundabout take 1st exit onto Tondy Rd (A4063). Take first right onto Park St (A473), continue to traffic lights and turn left. At the second roundabout take the 3rd exit then turn left onto Banc Gelli Las. Turn right onto Bryn Melys where the property can be found in the private driveway on the left hand side.

Tenure

Freehold

Services

All mains

Council Tax Band E

EPC Rating B

Viewing strictly by appointment through
Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
2, Bryn Melys, BRIDGEND, CF31 1LH	Energy rating B	Valid until: 21 May 2024 Certificate number: 3188-0002-7220-2434-0980																																
Property type	Detached house																																	
Total floor area	144 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/energy-efficiency-standards-for-landlords																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
The graph shows this property's current and potential energy rating.																																		
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 60																																		
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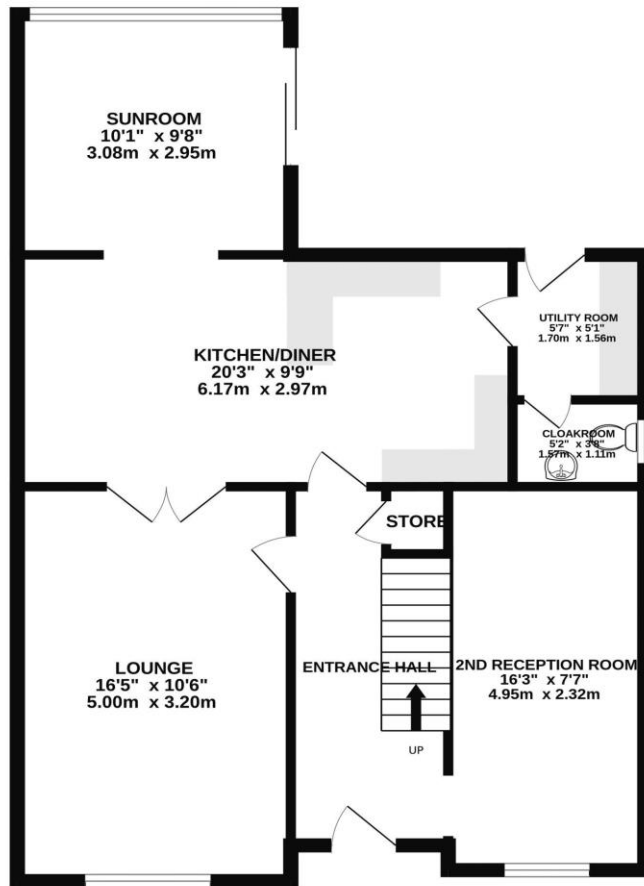
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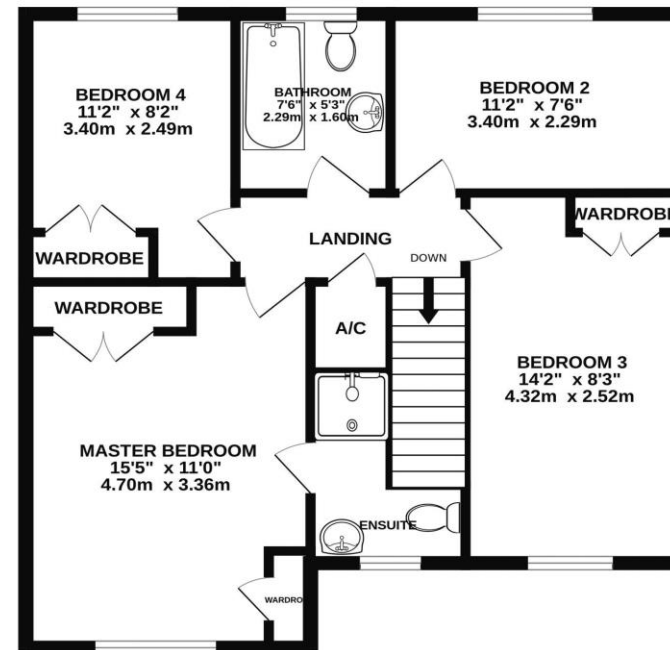
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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