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herbert r thomas

11 Ael Y Bryn
Cefn Glas, Bridgend,

CF31 4DG

hrt.uk.com



11 Ael Y Bryn

Asking price **£185,000**

Three bedroom semi-detached property with a generous South/Westerly facing garden and off road parking for multiple vehicles.

Three bedroom semi-detached property

Available with no ongoing chain

Two reception rooms

Off road parking for multiple vehicles

Generous South/West facing rear garden

Brick built outbuilding

Ideal location close to all local amenities





This three bedroom semi-detached property lies in the heart of Cefn Glas just a few minutes' walk from the local Schools and amenities. The property benefits from two reception rooms and a fitted kitchen to the ground floor. The first floor houses three bedrooms a wet room and separate cloakroom/WC. Outside, there is off road parking for multiple vehicles and a generous garden to the rear laid to patio and lawn. The property is available for sale with no ongoing chain.

The property is entered via a uPVC double glazed door into a carpeted entrance hall with a window to the side, a staircase to the first floor with small under stairs storage cupboard and doors to the lounge and kitchen. The lounge is at the front of the property with a large window to front aspect, a central fireplace with an electric fire and fitted carpet. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces. There is an electric built-in oven with electric hob, single bowl sink unit and space for a washing machine. The walls are part tiled with a window to the rear and a wall hung Ideal Combi boiler. A door to the side allows access to the garden and there's a door to an under stairs pantry cupboard and there is an archway to dining room. The dining room is a separate area which has a window overlooking the rear garden and vinyl flooring which continues from the kitchen.

To the first floor the stairs and the landing are carpeted and there are doors to all three bedrooms, the family bathroom and a separate cloakroom/WC. There is also a handy storage cupboard ideal for towels and bedding and a loft hatch to the attic. The main bedroom lies at the front of the property with a window to front aspect, a built-in storage cupboard and fitted carpet. Bedroom two lies to the rear of the property, another double room with a small built-in storage cupboard, fitted carpet and a window overlooking the garden. Bedroom three is a single bedroom with a window to the front and fitted carpet. The bathroom is a fully tiled wet room with vinyl flooring and drainage. There is an electric shower with folding chair and handrails,

a wall hung wash hand basin and window to the rear. The cloakroom has a matching vinyl floor to the bathroom, the walls are part tiled and there is a separate WC and a window to the side.

The property is approached by a concrete driveway allowing off-road parking for multiple vehicles. The front garden is laid to lawn. There is a brick built out building ideal for storage. The rear garden is a generous size with a patio area leading from the property, steps up to the garden which is South West facing, laid to lawn and surrounded by wooden fencing.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating D

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.

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

Energy performance certificate (EPC)	
11,260 sq ft Residential CF31 4DD	<div> <div>Energy rating</div> <div>D</div> </div> <div> <div>Valid until</div> <div>30 September 2026</div> </div>
Property type	Semi-detached house
Total floor area	78 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/landlords-exemptions>

Energy rating and score

This property's energy rating is D. 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

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/30054712-0822-5228-3123/tollhouse>

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 Brynirion Hill. At the next set of traffic lights, turn right onto Bryn Golau, follow this road and take the second right onto Beechwood Avenue. Take the first left onto Ael Y Bryn where the property will be on the left-hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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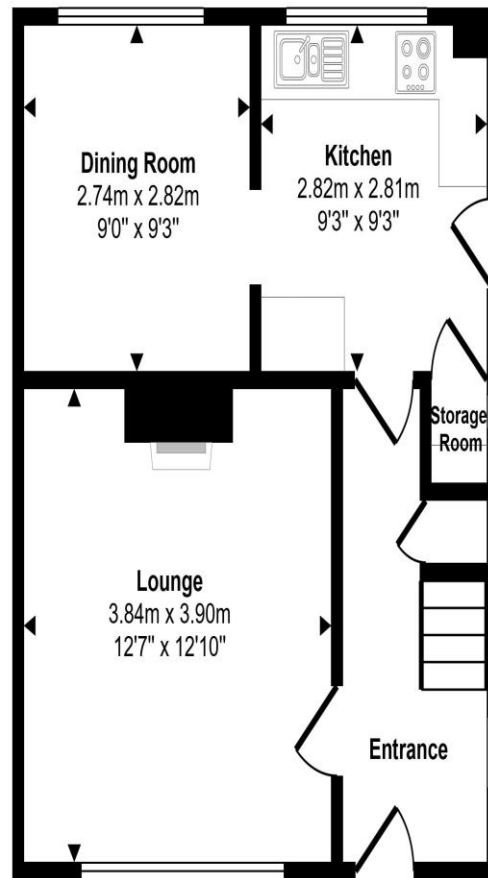
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RICS

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.

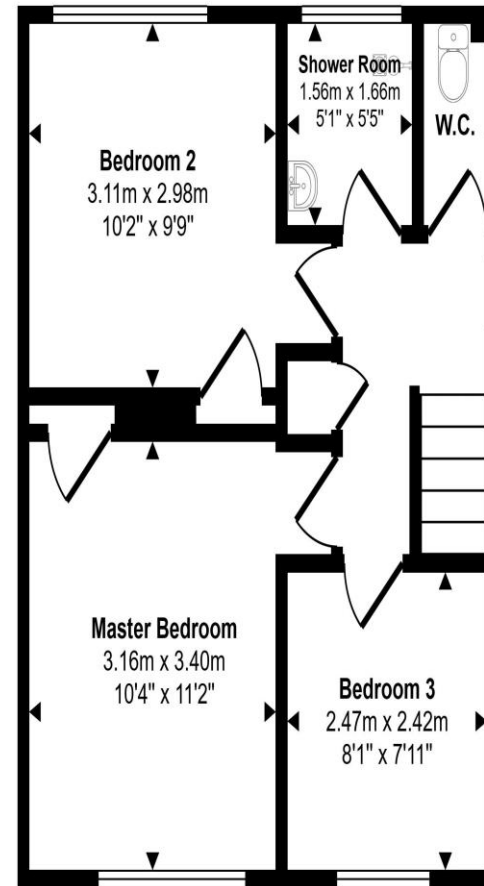


Approx Gross Internal Area
79 sq m / 849 sq ft



Ground Floor

Approx 39 sq m / 423 sq ft



First Floor

Approx 40 sq m / 426 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.

