



herbert r thomas

7 Llys Pentre
Bridgend, CF31 5DY

hrt.uk.com



7 Llys Pentre

Asking price **Offers Over**

£258,500

Situated in a highly sought-after Broadlands development, within close proximity to Newbridge Playing Fields, local schools and shops is this well presented three bedroom detached home.

Westerly facing garden

Three double bedroom

Multi purpose second reception room

Highly sought after Broadlands development

Within close proximity to Newbridge Playing Fields, School and shops

Master bedroom with ensuite

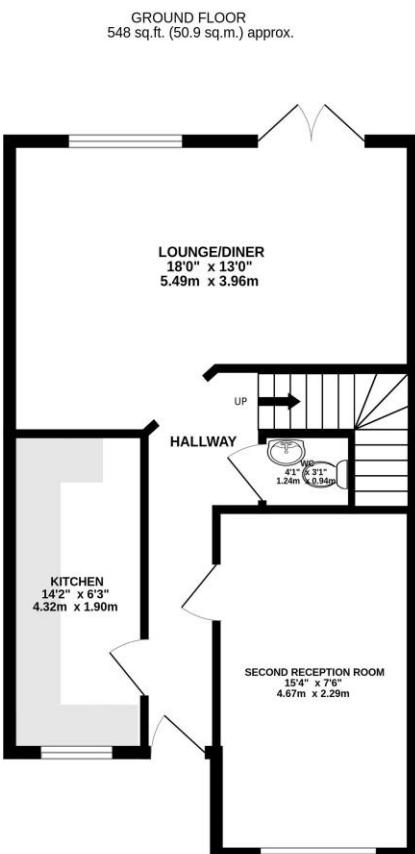
Viewings are highly recommend





This stunning three bedroom detached property with a westerly facing garden is situated on the highly sought after Broadlands development.

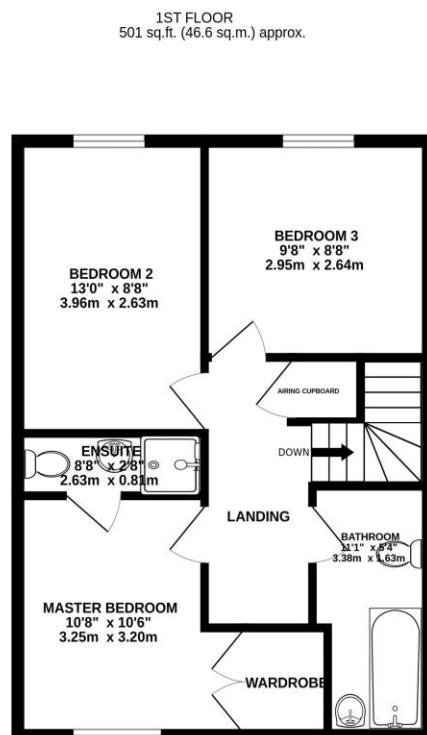
The property is entered via a partly glazed composite door into an entrance hallway. The hallway has stairs rising to the first floor landing and doorways to the kitchen, lounge/diner, second reception room and cloakroom. The kitchen has been fitted with a matching range of base and eye level units with worktops over. There is a ceramic sink with mixer tap, integral dishwasher, space for two appliances, fridge/freezer, four burner with electric oven, splashback tiling and a double glazed UPVC window to front.



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 sellers, agents and their solicitors and surveyors have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

The second reception room is a generous sized room with a large double glazed window to front. The lounge/diner is an impressive sized room with featured fireplace, UPVC double glazed window to rear and double glazed UPVC French doors leading up to the westerly facing garden. The cloakroom has been fitted with a two piece suite comprising of low-level WC and wash hand basin.

To the first floor landing there is a loft inspection point and doors that to all three bedrooms, family bathroom and airing cupboard. The master bedroom is a generous sized double room with built-in storage, large double



glazed window to front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising of a low-level WC, pedestal wash hand basin and shower. There is a shaving point, obscure glazed window to side and fully tiled walls to wet areas. Bedroom two is another good sized double room with a double glazed window to rear overlooking the garden. Bedroom three is another double room with a double glazed window to rear, sharing in the same views as bedroom two. The family bathroom has been fitted with a three-piece suite comprising of a low-level WC, pedestal wash hand basin and panelled bath. There half tiling to walls and an obscure glazed window to front.

To the front of the property is a driveway, allowing off-road parking with chipping section leading to the entrance. To the rear of the property is a fully enclosed westerly facing garden, laid mostly to lawn with patio section.

Viewings are highly recommended.





Directions

From Bridgend town centre, travel along Park Street and onto Bryntirion hill, at the traffic lights turn left onto the Broadlands development. At the first roundabout turn left onto Greystones, follow this road passing the primary school on the right hand side, continue along this road where Llys Pentre will be the fourth turning on the left hand side. The property can be found on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926

 **RICS**

AWAITING EPC

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.

