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27 Tan-Y-Bryn

Pencoed,

Bridgend,

CF35 6RT

27 Tan-Y-Bryn

Asking price **£210,000**

Extended four bedroom semi detached property in the popular Village of Pencoed.

Extended four bedroom semi detached property

Available for sale with no ongoing chain

Popular Village location

Within walking distance of all the local amenities

Generous tiered rear garden





This extended four-bedroom semi-detached home is located in the popular Village of Pencoed, within easy walking distance of local schools and a wide range of Village amenities. Offered for sale with no ongoing chain, the property presents an excellent opportunity for families and buyers seeking a spacious and well-located home.

The accommodation is well proportioned throughout, ideal for modern family life. Externally, the property benefits from driveway parking and a generous, multi-tiered rear garden. Conveniently positioned with good access to local transport links, shops, and schools, this spacious home combines Village living with practical convenience.

Ground Floor The property is entered via a uPVC double-glazed door opening into the entrance hall, where stairs rise to the first floor. A door leads through to the lounge, which features a front-facing window and a central fireplace with electric fire. A further door opens into the dining area. The kitchen/diner spans the rear of the property and is laid to vinyl flooring. The kitchen is fitted with a range of base, wall, and drawer units and includes a high-level oven. There is space for a fridge/freezer, washing machine, and dining table. Windows overlook the rear garden, while a fully glazed door provides direct access outside. An additional uPVC door and window lead to the front covered area.

First Floor The stairs are carpeted along with the first-floor landing. The landing provides access to all bedrooms and the family bathroom. The main bedroom is located at the

front of the property and is a double room with built-in wardrobes and a front-aspect window. Bedroom two lies to the rear, overlooking the garden, and is also fitted with carpet. The family bathroom lies in the middle of the property and comprises a three-piece suite including a panelled bath with thermostatic shower over, pedestal wash hand basin, and WC. The walls are fully tiled, and there is a rear-facing window. The extension to the property adds two further bedrooms. Bedroom three is positioned to the front and is carpeted with a front-aspect window, while bedroom four enjoys a rear-aspect window overlooking the garden and is also carpeted.

Outside The property is approached by a tarmac driveway allowing off road parking. The front garden is laid to lawn. A covered area leads to the front door. Externally, the garden features a patio area directly accessed from the property and is arranged over multiple tiers. The garden includes areas of bark chippings, steps leading to additional levels with wooden balustrading, and further tiers housing a built-in barbecue area and an established oak tree. The garden is fully enclosed with feather-edge 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.

Directions

From J35 of the M4, follow the A473 signposted Pencoed. At the roundabout, continue straight ahead, taking the second exit to remain on the A473. At the next roundabout, take the first exit into Pencoed. Continue along this road and, at the first set of traffic lights, turn right over the railway line. Follow the road as it bears right onto Penprysg Road. Continue until the road forks, then take the right onto Minfrwdd Road. Take the second right onto Tan-Y-Bryn and continue along where the property can be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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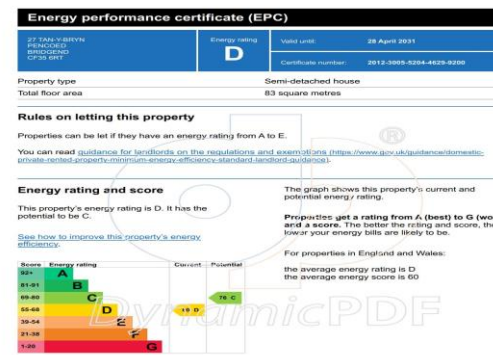
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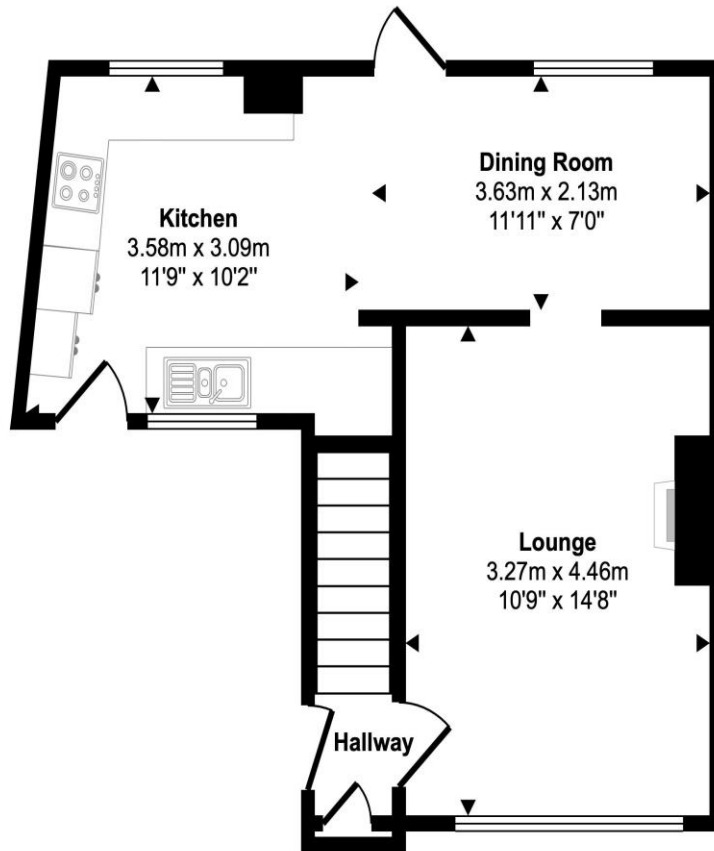
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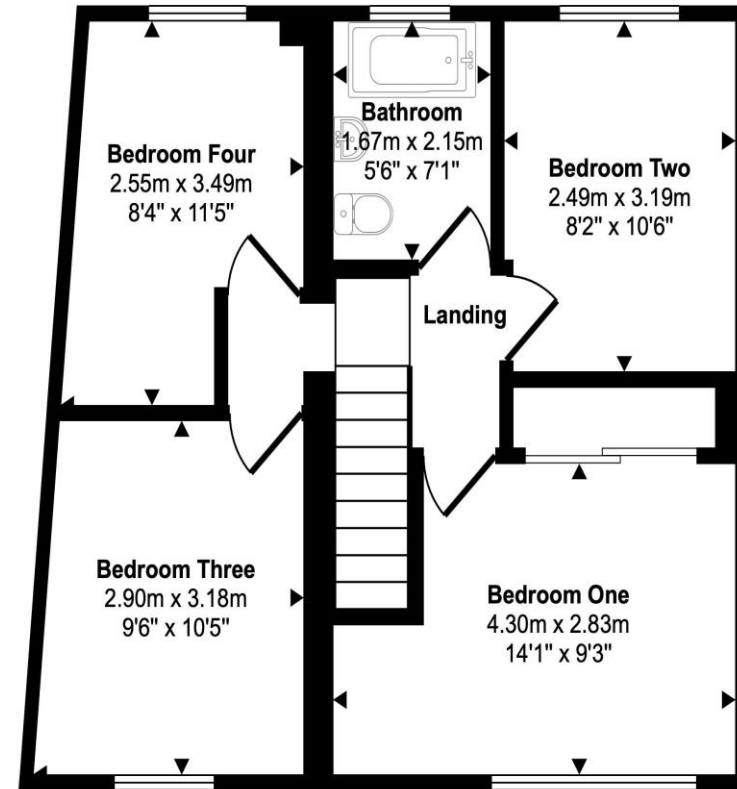
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft



First Floor
Approx 49 sq m / 530 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.

