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10 Hillcrest

Pen-Y-Fai,

Bridgend,

CF31 4NL

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Asking price **£315,000**

This charming and traditional three-bedroom semi-detached home is positioned at the head of a cul-de-sac in the highly sought-after village of Pen-y-fai. Just a short distance from local schools, shops, amenities, excellent transport links, and within walking distance of the village playing fields

Highly sought-after Pen-y-fai village location

Positioned at the head of a private cul-de-sac

Traditional 1950s build with 1930s-style character features

Stunning bay-fronted windows, arched entrance and original wood block flooring

Large enclosed wrap-around garden with breathtaking views

Substantial block-paved driveway plus detached garage with power

Two generous reception rooms offering superb social space

Three well-proportioned bedrooms including two excellent doubles

Extended to the rear with further scope for development (Subject to planning)

First time to market in nearly 60 years and sold with no onward chain





10 Hillcrest, known as “Jorgene”, is a charming and traditional three-bedroom semi-detached home positioned at the head of a cul-de-sac in the highly sought-after village of Pen-y-fai. Just a short distance from local schools, shops, amenities, excellent transport links, and within walking distance of the village playing fields, the property offers a rare opportunity to acquire a home that has been in the same family for nearly 60 years. Built in the 1950s and designed in the classic 1930s style, it retains an abundance of original features including bay-fronted windows, an arched entrance, and beautiful original wood block flooring. Positioned on a fantastic plot with breathtaking views, the home benefits from a large enclosed garden, substantial off-road parking via a block-paved driveway, and a detached garage. Already extended to the rear, the property offers further scope for enhancement, including the potential for a loft conversion to maximise the stunning outlooks, subject to planning. Being sold with no onward chain, this is a truly charming home with exceptional potential.

The property is entered through a part-glazed UPVC door with a stained-glass feature into a welcoming entrance hallway, where the original block wood flooring immediately sets the tone for the character found throughout. The staircase rises to the first-floor landing, with useful storage cupboards beneath, and doorways lead to both the lounge and the living/dining room. The lounge is an impressive reception room, laid to carpet and featuring an electric fireplace as a focal point, complemented by original picture rails and a stunning double-glazed bay-fronted window that fills the room with natural light. The living/dining room is another generous reception space stretching the full width of the property. Laid to carpet and featuring a second fireplace, it offers ample room for both living and dining furniture, creating a superb social area ideal for hosting. A double-glazed window to the side showcases the beautiful views, while a partly glazed UPVC door leads through to the kitchen. The kitchen is fitted with a matching range of base units with rolled worktop space and includes a stainless-steel sink with mixer tap, space for a range cooker, fridge-freezer, washing machine, tumble dryer, and additional appliances. Tiled flooring, double-glazed windows spanning the rear elevation, and a part-glazed door opening to the driveway and garden pathway make this a bright and functional space. A built-in pantry cupboard provides excellent storage, and

a ground-floor WC is conveniently positioned off the kitchen, fitted with a low-level WC and corner wash-hand basin.

To the first-floor landing, a loft inspection point and doorways lead to three bedrooms and the family bathroom. The main bedroom is a generous double room, carpeted and offering multiple fitted wardrobes, ample space for furniture, and a beautiful, double-glazed bay-fronted window. Bedroom two is another excellent double bedroom, carpeted with a useful alcove for wardrobes and a double-glazed window to the rear overlooking the garden and enjoying far-reaching views. Bedroom three is a well-proportioned single room, ideal as home office, or hobby space, with a double-glazed window to the front. The family bathroom features a four-piece suite comprising a low-level WC, pedestal wash-hand basin, panel bath, and separate shower with sliding door. Fully tiled walls, vinyl flooring, and an obscure-glazed window to the rear complete the room. Externally, the property is approached via a generous private driveway finished with attractive block paving, providing substantial off-road parking ahead of the

detached garage, which benefits from power. The low-maintenance front garden features decorative stone and mature planting, enhancing the kerb appeal, while the classic bay windows and arched entrance add timeless character. Well-established boundary walls and hedging offer privacy, and the elevated position provides pleasant open outlooks across the surrounding area.

To the rear, the property enjoys a fully enclosed wrap-around plot laid mostly to lawn, offering ample space for outbuildings, sheds, greenhouses, or further landscaping. Even at ground level, the views are breathtaking, making this an ideal garden for families, pets, keen gardeners, or anyone who appreciates outdoor space.

A viewing is highly recommended to fully appreciate the plot, the views, and the potential on offer.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating

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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Directions

From our office on Derwen Road, head North and turn left to join the one way system on the A4061. At the traffic lights proceed straight ahead. At the roundabout take the second exit onto Tondur Road. Continue ahead as the road opens to a dual carriageway for approximately one mile and at the the next set of traffic lights, turn left into Pen-Y-Fai. Continue on this road without deviation passing the Church on the left hand side and Pub on the right hand side. Continue for a further before turning right onto Hillcrest then take a left follow the road to head of the cul de sac where Jorgene can be found on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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

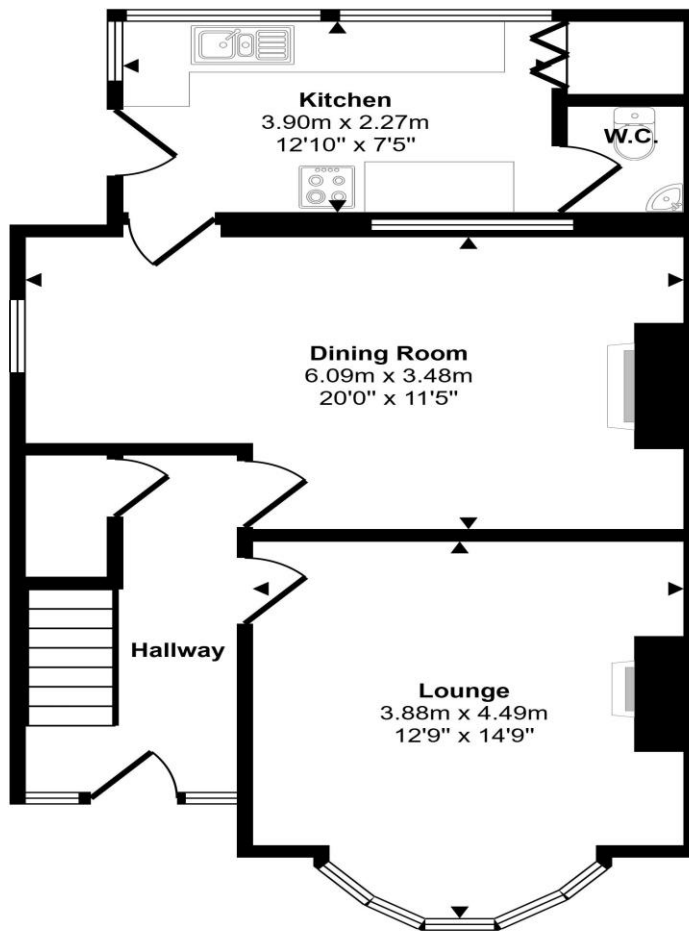
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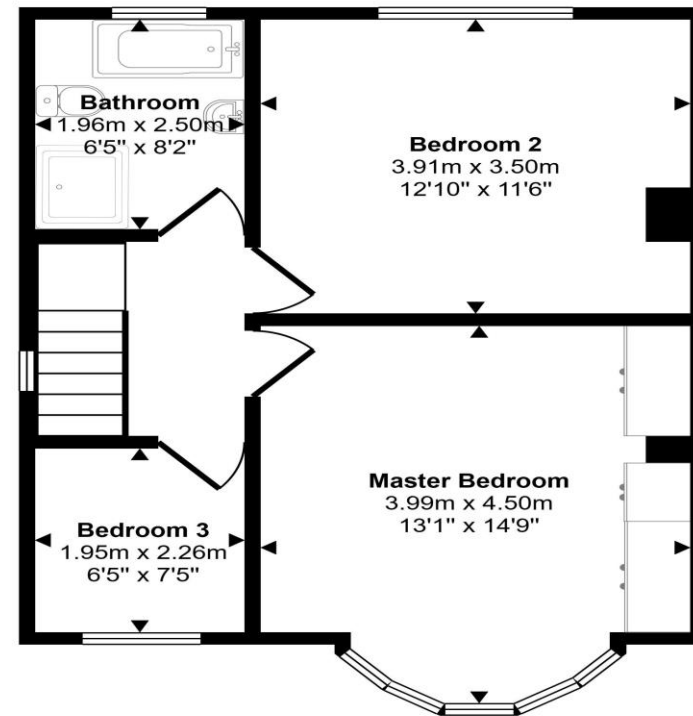
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
103 sq m / 1108 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft



First Floor
Approx 46 sq m / 494 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.

