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11 Swn Yr Adar

Pen-Y-Fai,

Bridgend,

CF31 4GE

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Asking price **Offers in the
Region Of £439,995**

Situated in the highly-sought after Pen-Y-Fai village on a generous corner plot is this extended four double bedroom detached property within close proximity of Junction 36 of the M4 and local school, shops and amenities.

Popular Pen-Y-Fai location

Corner plot

Double bedrooms

Three reception rooms

Large kitchen/diner with utility room

Close proximity to junction 36 of the M4
and Bridgend Town Centre

Ideal family home

Viewings highly recommended





An extended four bedroom detached property within the sought-after Pen-Y-Fai village and close proximity to Junction 36 of the M4, local school, shops and amenities.

The property is entered via a partially glazed door into entrance hallway with staircase rising to the first floor landing and doorways to the cloakroom, lounge, kitchen/diner and study.

The cloakroom has been fitted with a two-piece suite comprising; a low-level WC and wash handbasin. There is an obscure glazed window to front.

The lounge is an impressive size reception room with a large double glazed window to front allowing natural light to pour in. The study is a well-proportioned room with multiple purposes and a double glazed window to front.

The kitchen/diner is the heart of the property being an impressive size and social space. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop work space over and consists of a stainless steel sink with mixer tap, space for range cooker with a complementary extractor fan overhead, space for fridge, freezer and dishwasher with double glazed UPVC French doors to rear giving access to the garden and doorways through to second reception room and the utility room. The utility room has rolled worktops with stainless steel sink, houses combination style boiler with plumbing for two

appliances, space for appliance and a UPVC glazed door to the side. The second reception room is a good size room with sliding doors to the rear and views out to the garden.

To the first floor landing there is a loft inspection point and doorways to all four bedrooms, family, bathroom and storage cupboard.

The master bedroom is a good size double room that benefits from a double fitted wardrobe and a storage cupboard with sliding door and doorway to the ensuite. The ensuite has been fitted with a three-piece

suite comprising; a low-level WC, vanity wash handbasin and walk-in double shower. There is an obscure glazed window to the side.

Bedroom two is another good size double room with a double glazed UPVC window to rear. Bedroom three is another good size room with two double glazed windows to the front. Bedroom four is another double room with double glazed window to rear.

To the front of the property is a driveway providing off-road parking and a pathway to the property with front garden laid to chippings on a generous corner plot. To the rear of the property is a fully enclosed and low maintenance garden laid mostly to Astroturf with separate patio and chipping areas and a shed that benefits from power.

Viewings are highly recommended.





Directions

From Bridgend town centre, travel North along Tondur Road, passing the Brewery Field on your right hand side at the traffic lights turn left towards Pen Y Fai. Take the second right and then the second onto Coed y Cadno where the property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band D

EPC Rating

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

hrt Est. 1926



3/6/24 9:03 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

11 Derwen Road Bridgend Mid Glamorgan CF31 1LH	Energy rating C	Valid until: 4 March 2034 Certificate number: 2500-6059-0020-0307-3143
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Property type	Detached house
Total floor area	134 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-ratings-for-landlords)
<https://www.gov.uk/guidance/energy-ratings-for-landlords>

Energy rating and score

This property's energy rating is C. 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



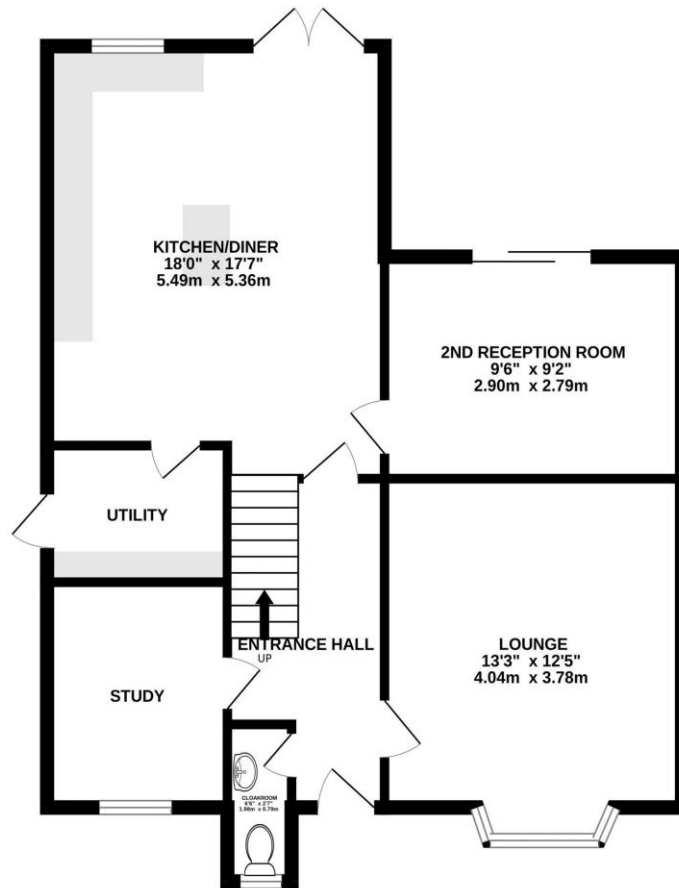
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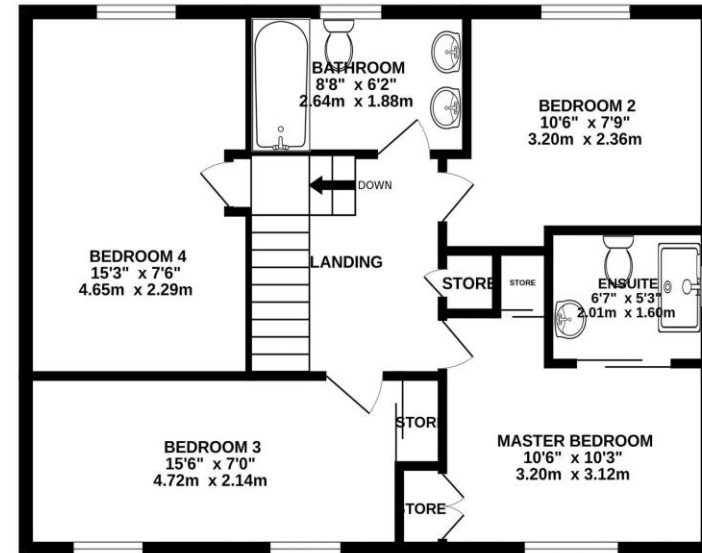
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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