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Braeburn House, Heol  
Eglwys,  
Pen-Y-Fai,  
Bridgend,  
CF31 4LY

# Braeburn House, Heol Eglwys

Asking price **Offers in  
Excess of £465,000**

Sold with vacant possession - no ongoing chain

Prime village location

Within close proximity to the local Primary school, Church, Pub and playing field

Convenient commuter access to Bridgend Town Centre and Jct 36 of the M4

Grand entrance hallway leading to three reception rooms plus kitchen/breakfast room

Four double bedrooms, two with private en-suites

Spacious loft conversion room

Separate utility room and large integral garage

Westerly facing enclosed rear garden

Off road parking for two/three vehicles





Ideally positioned within the heart of Pen-Y-Fai village, just a short stroll to the local village Primary school, Church, Pub and playing field is this deceptively spacious four bedroom detached family home. Sold with no-ongoing chain, the property would make an ideal home for a large or extended family. In need of some decorative updating, the property features three separate reception rooms, a large kitchen/breakfast room, utility area, ground floor cloakroom, integral garage, four double bedrooms (two with private en-suites), family bathroom and a loft room.

The property is entered via a fully glazed uPVC sliding door into an entrance porch. Through a further uPVC door, flanked by windows is the entrance hallway. This impressive space has stairs rising to the first floor accommodation and doorways leading to a useful understairs storage cupboard, three reception rooms and the kitchen/breakfast room. The main family lounge is located to the front of the property and benefits from a large bay window to front and a further window to the side, flooding the room with natural light with an electric feature fireplace to one wall. The second reception room is located to the rear of the property and benefits from sliding patio doors providing light and views of the garden. There is a further feature obscure stained glass window to the side, ceiling fan light and double doors open up into the kitchen/breakfast room. The grand kitchen/breakfast room has been fitted with a matching range of solid wood base and wall mounted units, with a matching central island providing wine bottle storage and integral drawers. Within the kitchen there is space for an American style fridge/freezer, integrated eye level oven, four burner induction hob, ceramic sink unit with swan neck mixer tap and integrated dishwasher. The kitchen has views of the rear garden from both French doors within the breakfast area and a window above the sink. A doorway from the kitchen leads into the utility room, which is fitted with a matching range of

base and wall mounted units and houses the modern Worcester boiler. Doorways from the utility give access to the ground floor cloakroom and integral garage. The cloakroom has been fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin. An obscure double glazed window allows for natural light. The integral garage can provide secure parking for two small cars. It benefits for electricity, lighting and has an electric up and over main garage door. Finally on the ground floor is the third reception room, accessed from the entrance hallway. Previously used as a ground floor bedroom, this versatile room could be used as a home study/office or children's play room.

To the first floor, a galleried landing gives access to all four generously sized bedrooms, the family bathroom, a reading area and a good sized airing storage cupboard. The Master bedroom is located at the front of property and has been cleverly designed to incorporate a dressing area with floor to ceiling built in wardrobes as you enter into the room. It features two double glazed windows, one to the front overlooking neighbouring properties and one to the side. A doorway from the bedroom leads into the impressive sized en-suite bathroom which has been fitted with a white five piece suite comprising; WC, wash hand basin and bidet set within a large hidden cistern and vanity unit, double ended panel bath and a double shower cubicle with sliding glazed doors with an electric shower fitted. There is an obscure double glazed window to the side and a wall mounted radiator. Bedroom two is also located to the front of the property and enjoys the same views as bedroom one from a double glazed window. To one side of the room there are three doors, two provide access into built in wardrobe cupboards and the third leads to the en-suite shower room. It has been fitted with a white three piece suite comprising; single shower cubicle with mains powered shower fitted, vanity wash hand basin with storage below and a low level WC. A small obscure double glazed window

is positioned to the side of the property above the toilet. Bedroom three is located to the rear of the property and is a good sized double bedroom offering far ranging views from the double glazed window. The room offers a built in wardrobe storage cupboard and has access directly to the family bathroom. The family bathroom has a further doorway leading off from the landing making this a Jack and Jill bathroom shared with bedroom three. It has been fitted with a white three piece suite comprising; panel bath with shower head tap attachment, double shower cubicle with glazed sliding doors and an electric shower fitted and a pedestal wash hand basin. There is an obscure double glazed window to the rear and a wall mounted radiator. Bedroom four is a comfortable double bedroom and is also located at the rear of the property enjoying the same far ranging views as bedroom three through a double glazed window. A doorway off the room leads to a fixed ladder staircase providing access into the spacious loft room. It benefits from two velux windows, electricity and heating. The room is fully carpeted and offers recessed spotlights. Additional attic storage is easily accessible through a doorway leading off from the loft room.

Outside to the front of the property, a driveway leading from Heol Eglwys provides off road parking for two/three vehicles. A paved concrete pathway leads from the front of the property around to the side and rear. Access to the rear is provided through a tall gate into the enclosed Westerly facing garden, laid mainly to lawn. It is bordered by fencing and mature shrubs. It benefits from a timber shed and a paved patio area ahead of the kitchen patio doors. Viewings on this property are highly recommended to appreciate the overall size of the accommodation on offer as well as its position within this sought after village.



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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## 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 Tondu Road. Continue ahead as the road opens to a dual carriageway for approximately one mile and at 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 100 yards after the Church where the property can be found on the left hand side as indicated by our For Sale board.

## Tenure

Freehold

## Services

All mains services  
Council Tax Band F  
EPC Rating

## Energy performance certificate (EPC)



Property type  
Detached house

Total floor area  
246 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can need guidance for landlords on the regulations and exemptions at [www.gov.uk/government/microsites/letting-energy-efficiency/affordability](http://www.gov.uk/government/microsites/letting-energy-efficiency/affordability).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy performance.

Viewing strictly by appointment through Herbert R Thomas

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