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74 Maes Y Rhedyn

Bridgend, CF31 4FB

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Asking price **£315,000**

Situated within a desirable residential development, this beautifully presented four-bedroom detached home offers modern family living with a well-considered layout.

Four-bedroom detached family home constructed by Barratt Homes

Generous open-plan kitchen/dining room

Separate utility room and ground floor cloakroom

Principal bedroom with en-suite shower room

Detached single garage with power and lighting

Private driveway providing off-road parking

South-facing enclosed rear garden

Cul-de-sac position within an established residential development





Constructed by Barratt Homes, this well-proportioned four-bedroom detached property offers comfortable modern family living within a pleasant residential setting. Of particular note is the south-facing rear garden, which enjoys excellent levels of natural sunlight throughout the day, creating an ideal outdoor space for relaxation, entertaining and family use.

The accommodation begins with a welcoming entrance hallway which provides access to a ground floor cloakroom and useful storage.

Positioned to the front of the property is a spacious lounge, filled with

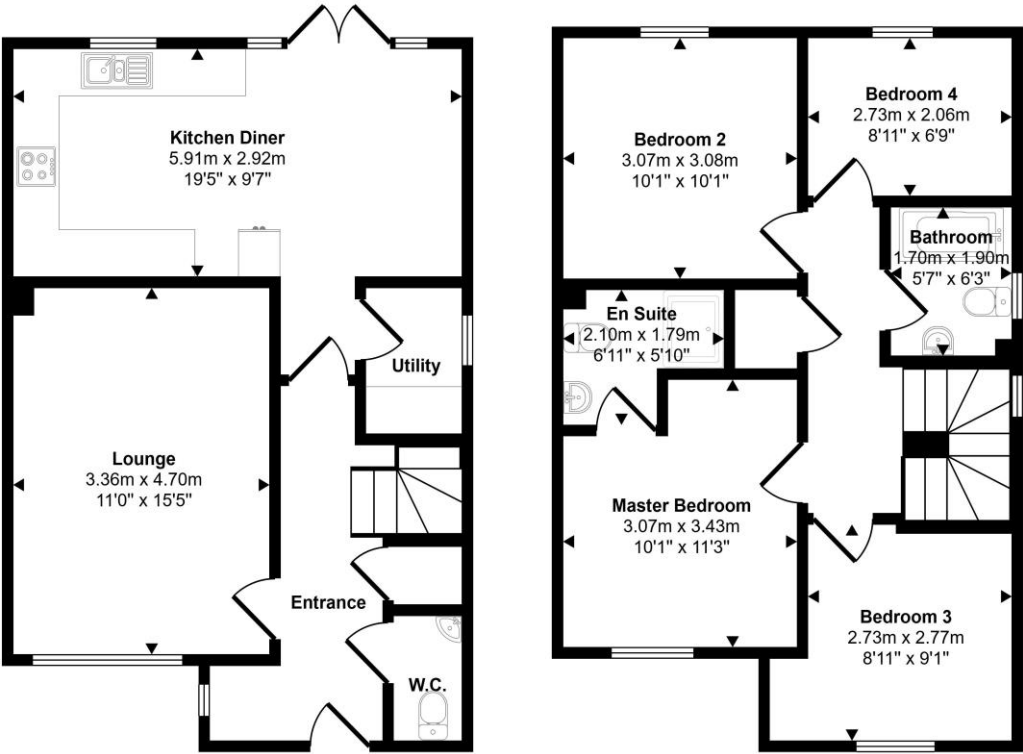
natural light via a large picture window overlooking the frontage. To the rear, the property opens into a generous kitchen/dining room forming the social heart of the home. The kitchen is fitted with a range of contemporary wall and base units complemented by wood-effect work surfaces, with space and plumbing for appliances including a dishwasher and fridge freezer, along with an integrated oven and hob. French doors lead directly onto the rear garden, enhancing the connection between indoor and outdoor living. A separate utility room provides further workspace and appliance provision, helping to keep the main living areas clutter free.

To the first floor, the landing provides access to four well-arranged bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and benefits from its own en-suite shower room. Bedrooms two and three are both comfortable doubles, while bedroom four offers a versatile single bedroom or home office. The family bathroom is finished with tiling to the wet areas and comprises a bath, wash hand basin and WC.

Externally, to the front is a courtyard garden with decorative gravel and step to the front door To the side is driveway providing tandem parking ahead of the detached garage. To the rear is a south-facing rear garden has been designed for ease of maintenance and enjoyment, offering an excellent outdoor space that benefits from sunlight throughout the day. The enclosed garden provides a pleasant setting, well suited to both everyday use and entertaining.

Overall, this attractive home combines practical living accommodation with a desirable position within the development, making it well suited to families and professionals alike.

Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 50 sq m / 540 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.





Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating B

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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Energy performance certificate (EPC)		
23, MOORS VENTURES Bridgend CF31 4TB	Energy rating B	Valid until: 5 February 2031
Certificate number: 9345-3514-7920-2409-4181		
Property type: Detached house		
Total floor area: 100 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 assessment at: https://www.gov.uk/guidance/landlords-who-let-a-property or the Energy Performance of Buildings Regulations at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/360000/epb-regulations-2015.pdf		
Energy rating and score This property's energy rating is B. It has the potential to be A. 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 50		

Directions

From Bridgend Town Centre, proceed along Park Street and onto Bryntirion Hill. At the traffic lights, turn right and continue along Bryn Golau, taking the third left-hand turning onto Llangewydd Road. Take the first right onto Barnes Avenue and proceed down the hill, passing the green park area on the right-hand side. Continue up the road and, at the brow of the hill, turn left onto Heol Ty Maen, then right onto Maes Y Rhedyn. Follow the road to the top, where the property will be found on the right-hand side, indicated by our For Sale board.

Viewing strictly by appointment
through Herbert R Thomas

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