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68 Gerddi'r Afon  
Brynmenyn,  
Bridgend,  
CF32 9LN



# 68 Gerddi'r Afon

Asking price **£385,000**

68 Gerddi'r Afon is a beautifully presented four bedroom detached home set within the prestigious and highly sought after Redrow development in Brynmenyn. Perfectly positioned just a short drive from Junction 36 of the M4 Motorway and within easy reach of local schools, shops and amenities.

Immaculate 4 Bedroom detached property

Sought after Redrow Development

Large open plan kitchen/diner

Generous south facing garden

Close to local schools, shops and amenities

Perfectly positioned just a short drive from Junction 36 of the M4 Motorway

Wrapped in a peaceful residential setting.

Viewings are highly recommended









Perfectly positioned just a short drive from Junction 36 of the M4 Motorway and within easy reach of local schools, shops and amenities, this immaculate property offers modern family living with a generous garden plot and a detached garage, all wrapped in a peaceful residential setting.

The property is entered through a partly glazed composite door into a welcoming hallway that immediately sets the tone for the home, with a staircase rising to the first floor and access to the kitchen diner, lounge, and the convenient downstairs WC. The WC comprises a two piece suite with a low level WC and wash hand basin, complemented by a double glazed window to the front. The lounge is a wonderfully bright and inviting space, enhanced by large UPVC windows to the front that flood the room with natural light. A stylish media wall with a built in electric fireplace creates a warm focal point, while the laminate flooring adds to the modern, cosy feel of this generous reception room. Flowing through to the rear of the property, the kitchen opens into a stunning open plan family room, creating a truly impressive social space ideal for both everyday living and entertaining. French doors lead directly out to the rear garden, allowing the indoors and outdoors to blend seamlessly. The room is fully laid to tiled flooring and offers ample space for both dining and lounge furniture, making it the heart of the home. The kitchen itself is fitted with a stylish range of base and eye level units with wrap around square worktops, a one and a half stainless steel sink, and integrated appliances including a high level oven, microwave, dishwasher, and gas hobs with a complementary extractor fan above. Sleek splashback tiling and a window overlooking the garden complete the space, with a doorway leading through to the utility room. The utility room continues the tiled flooring and provides additional worktop space with a stainless steel sink, room for two appliances, a storage

cupboard, and a composite glazed door to the side giving access onto the driveway.

Upstairs, the first floor landing includes a loft inspection point and leads to four well proportioned bedrooms and the family bathroom. The main bedroom offers excellent space for furniture, built in wardrobes, and a private en suite fitted with a double shower, creating a comfortable and practical primary suite. Bedrooms two and three are both generously sized double rooms, with bedroom two also benefitting from built in wardrobes, while bedroom four is currently used as a home office but offers flexibility as a multi purpose room. The family bathroom is well appointed, featuring a three piece suite comprising a low level WC, wash hand basin, and bath with overhead shower. Fully tiled flooring and tiled walls in the wet areas, a chrome radiator, a

frosted window to the side, and a useful airing cupboard complete this stylish space.

Outside, the front of the property enjoys a mature garden that adds privacy, with a pathway leading to the entrance. The driveway to the side provides ample off road parking in a tandem style ahead of the detached garage, which benefits from power and gated side access into the garden. The rear garden is a standout feature—fully enclosed, south facing, and occupying a generous plot. A large L shaped patio offers plenty of room for garden furniture and entertaining, while the expansive lawn stretches beyond the garage. The garden enjoys sunlight throughout the day and includes an outside tap and outdoor sockets, making it a perfect space for families and social gatherings.





## Tenure

Freehold

## Services

All Mains  
Council Tax Band F  
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 northwest and turn right onto Angel Street/A473. Continue straight and follow signs for Sarn and the A4061. At the roundabouts, follow the route towards Bryncethin and then Brynmenyn. Continue along the A4061 until you reach the Brynmenyn area, then turn into the Redrow development at Gerddi'r Afon. Follow the road through the estate until you reach number 68 on left hand side.

Viewing strictly by appointment  
through Herbert R Thomas

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**hrt** Est. 1926



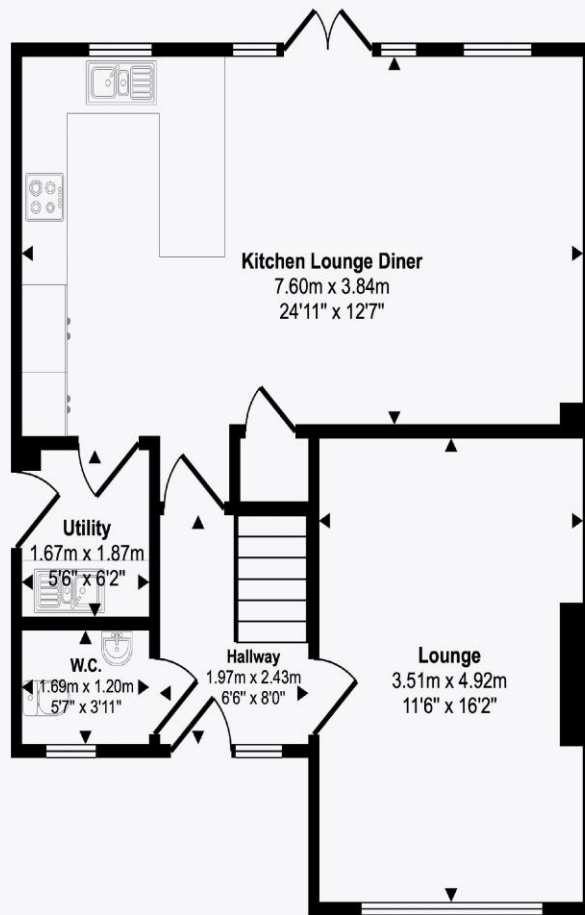
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



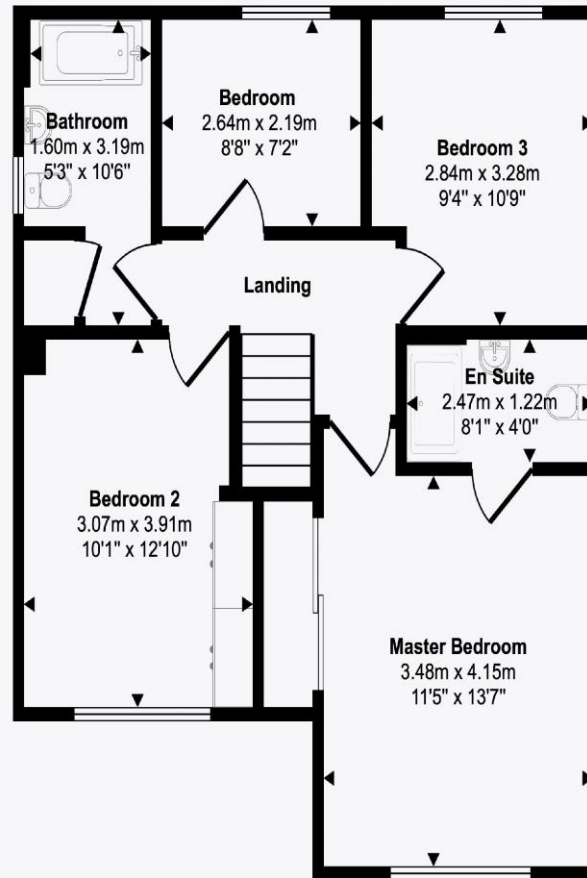




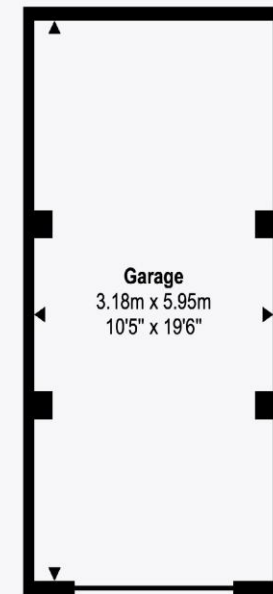
Approx Gross Internal Area  
140 sq m / 1512 sq ft



**Ground Floor**  
Approx 61 sq m / 655 sq ft



**First Floor**  
Approx 61 sq m / 653 sq ft



**Garage**  
Approx 19 sq m / 204 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.



