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5 Brynawel

Bridgend,
CF31 4DL

5 Brynawel

Asking price **£350,000**

Situated in a sought-after central Bridgend location within short distance to local school, shops and amenities is this beautifully presented extended 1930s semi-detached property.

Situated in a central Bridgend location, short distance to local school, shops and amenities

Impressive landscaped garden

Popular 1930 character property

Three bedroom property

Two reception rooms

Social kitchen

Attic room

Beautifully presented

Original features

Off-road parking, garage and utility room





Situated on an impressive size plot with ample garden, garage and driveway providing off parking is this impressive three bedroom 1930s character property located in a popular central Bridgend location.

The property is entered via a partly glazed composite door into an entrance hallway with a small tiled area and original parquet flooring and stylish wall panelling staircase rising to the first floor landing. From the hallway there are doors to the lounge, living room, kitchen, cloakroom and a useful storage cupboard beneath the stairs. The cloakroom consist of a two piece suite comprising of a low-level WC and vanity wash hand basin with fully tiled walls and floor and frosted double glazed window.

The lounge is an impressive sized reception room featuring a large double glazed bayfront window, allowing natural light to pour into the space with bespoke shutters, a feature fireplace, stylish wall panelling and the continuation of parquet flooring from the hallway.

The living room is another impressive sized reception room with built-in storage and a continuation of the parquet flooring that opens through to the tiled kitchen/diner creating a modern open plan area.

The kitchen has been fitted with a matching range of base and eye level units with squared wood worktops and slick splashback tiles and consist of a one and a half bowl stainless steel sink with Swan mixer tap, four burner induction hob with complementary extractor fan overhead, oven and grill, integrated dishwasher and space for American style fridge freezer and storage cupboards throughout. The dining area has a modern wall radiator, exposed brick feature wall, space for dining furniture and double glazed uPVC French doors leading out to the garden and a frosted uPVC door to the side. The side door gives access the covered driveway with polycarbonate roof and gated access back onto the driveway ahead of the garage.

To the first floor landing there are doors to three bedrooms, family bathroom, useful storage cupboard and another staircase rising into the attic room. The main bedroom is carpeted and is a generous sized double with a double glazed bayfront window, bespoke shutters and benefits from built-in triple wardrobes. Bedroom two is another impressive sized carpeted room with built-in wardrobe and double glazed window to the rear. The family bathroom consist of a three-piece suite comprising of a low-level WC, vanity wash hand unit and panel bath with shower overhead. The walls and floor are fully tiled, there is ladder radiator and obscure glazed window to rear. Bedroom three is another good sized room with a double glazed window to front with shutters. The attic room is carpeted and is a spacious sized, multi-purpose room with radiator, eves storage and a large a double window allowing for natural light and excellent views.

To the rear of the property is a fully enclosed garden on a substantial plot with decking, patio and lawned areas. There are bespoke benches, power sockets, outside tap, lighting, a barbecue area with power sockets at the rear of the garden and external door through to the utility room/garage. The garage benefits from electric up and over door, lighting, cleaning station with shower feature for pets or equipment and leads through to utility room. The utility room has been fitted with a matching range of base and level unit with a worktop space with a stainless steel sink, plumbing for two appliances and double glazed windows to the rear and side external door leading to the garden.





Directions

From our office on Derwen Road, head towards the dual carriageway and turn left onto the one way system. Proceed through the lights and at the roundabout take the first left onto Tondy Road. At the next set of traffic lights, turn right onto Park Street. Continue on this road as it joins Bryntirion Hill. At the next set of traffic lights, turn right onto Bryn Golau then the next right onto Brynawel. The property will be the first property found on the left-hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating D

Viewing strictly by
appointment through
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hrt Est. 1926



Energy performance certificate (EPC)

| | | |
|--|---------------------------------------|--|
| <div> <div>5 Bedroom detached house</div> <div>CF31 4DL</div> </div> | <div>Energy rating</div> <div>D</div> | <div>Valid until: 11 February 2022</div> <div>Certificate number: 9328-2888-9138-0383-1315</div> |
| Property type | Semi-detached house | |
| Total floor area | 127 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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:

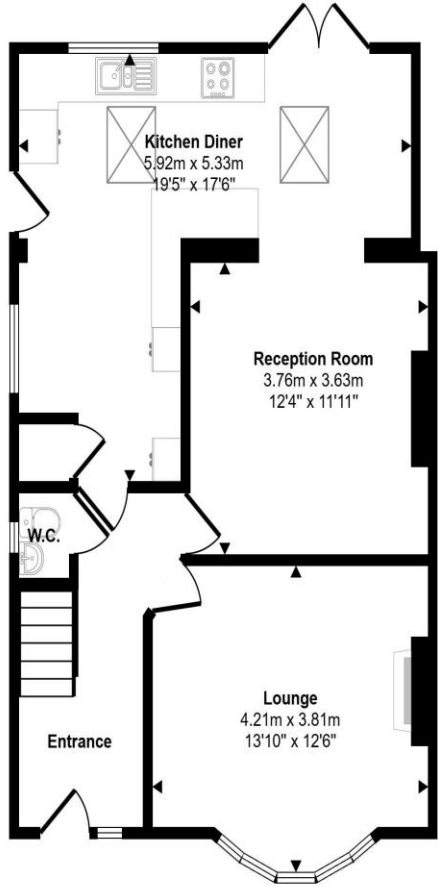
- the average energy rating is D
- the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-65 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

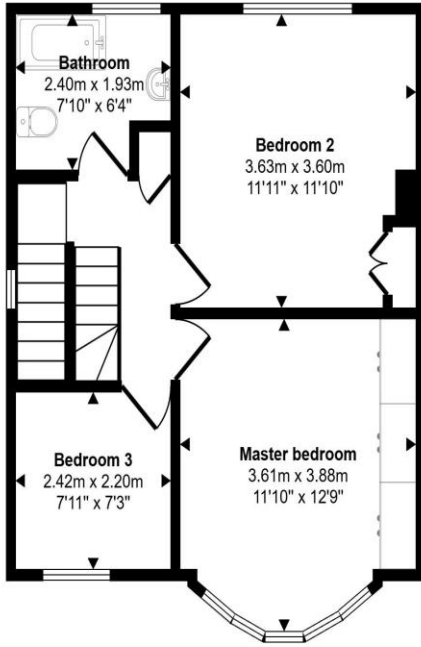
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



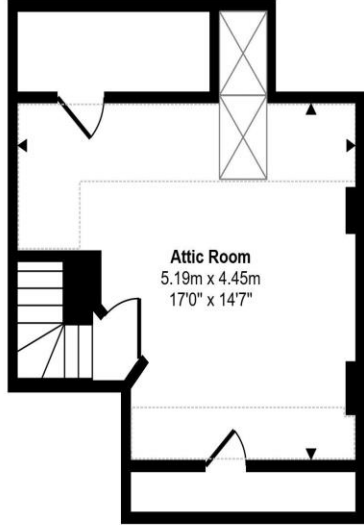
Approx Gross Internal Area
152 sq m / 1632 sq ft



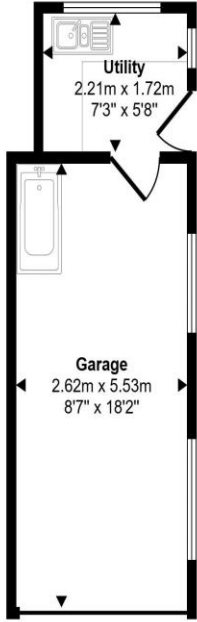
Ground Floor
Approx 60 sq m / 651 sq ft



First Floor
Approx 44 sq m / 476 sq ft



Second Floor
Approx 28 sq m / 304 sq ft



Outbuilding
Approx 19 sq m / 201 sq ft

Denotes head height below 1.5m

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.

