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herbert r thomas

12 Bryn Stradling  
Coity, Bridgend, , CF35 6PS

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## 12 Bryn Stradling

Asking price **£184,950**

Two double bedroom semi-detached property with landscaped garden and two parking spaces.

Two double bedroom semi-detached property

Well-presented throughout

Popular residential development

Open plan living

Landscaped rear garden with built in shed

Two allocated parking spaces behind

Ideal first time buy

360 Tour below









This two bedroom semi-detached property is situated on the popular residential development of Parc Derwen. With a tree lined front, the property benefits from open plan living with an additional ground floor cloakroom/WC, two double bedrooms and a three piece family bathroom. There is a low maintenance, landscaped garden to the rear along with two allocated parking spaces behind. The property is ideal as a first time buy or someone looking to downsize.

The property is entered via a double glazed door leading into the entrance hall with a staircase leading to the first floor, wood effect vinyl flooring and a door to the kitchen diner. The ground floor accommodation is open plan with the kitchen area to the front and the living room to the rear. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and an additional return as a breakfast bar allowing space for dining. Additionally the kitchen comprises of, a 1.5 bowl sink unit, electric cooker with four ring gas hob and extractor above, space for a fridge/freezer and washing machine, Ideal combi boiler concealed in a cupboard, wood effect vinyl flooring and a window to the front with fitted blinds. The cloakroom/WC is fitted with a two-piece suite comprising WC and a wall hung wash hand basin and is accessed via a door off the lounge area. The lounge area has a continuation of the wood effect vinyl flooring and French doors to the rear leading out to the garden.

To the first floor the stairs the stairs and landing are carpeted and there is a loft hatch to the attic which is insulated and part boarded and doors to both bedrooms and the family bathroom. Bedroom one is a double room to the front of the property, laid to carpet and has two windows to the front aspect. Bedroom two is another double room with fitted carpet situated at the rear with window overlooking the garden. The bathroom is fitted with a three-piece suite and comprises of a panelled bath with an off tap shower attachment, pedestal wash hand basin and a WC. There is a window to the side, part tiled walls, a radiator and vinyl flooring.

The property is approached by steps leading to the front door with a small courtyard garden laid to slate chippings. Decorative wrought iron railing to the front and handrail alongside the steps. There is also a handy footpath to the side of the next door neighbour allowing access to the rear. The rear garden has been landscaped with a decked area leading from the property with steps up to an additional level which is laid to patio.

The garden is surrounded by wooden feather edge fencing and brick boundary walls and features a built in shed and a gate to the rear parking with two allocated parking spaces side-by-side.





## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band C  
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.

Energy performance certificate (EPC)			
12 Bryn Stead Mid Glamorgan CF31 1LH	Energy rating <b>B</b>	Valid until 11 November 2020	Certificate number 8718-7428-8829-7733-2884
Property type Semi-detached house		Total floor area 51 square metres	
<b>Rules on letting this property</b>			
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 <a href="https://www.gov.uk/guidance/landlords-exemptions">https://www.gov.uk/guidance/landlords-exemptions</a>			
<b>Energy rating and score</b>			
This property's energy rating is B. It has the potential to be A.			
<a href="#">See how to improve this property's energy efficiency</a>			
		The graph shows this property's current and potential energy rating.  <b>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.</b>  For properties in England and Wales: the average energy rating is D the average energy score is 60	

## Directions

From our office on Derwen Road, proceed towards Norton Street and follow the road as it bears left. At the top of the hill at the traffic lights, turn left. Continue down and proceed to the next set of traffic lights. Join the A4061 signposted the M4. Continue along this road and at the roundabout continue straight. At the next roundabout take the third exit into the Parc Derwen development. Continue straight ahead where the property can be found on the left hand side approximately as

Viewing strictly by appointment  
through Herbert R Thomas

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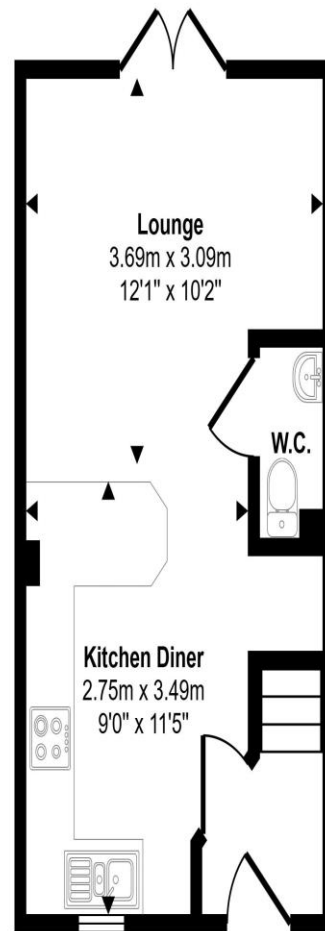


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

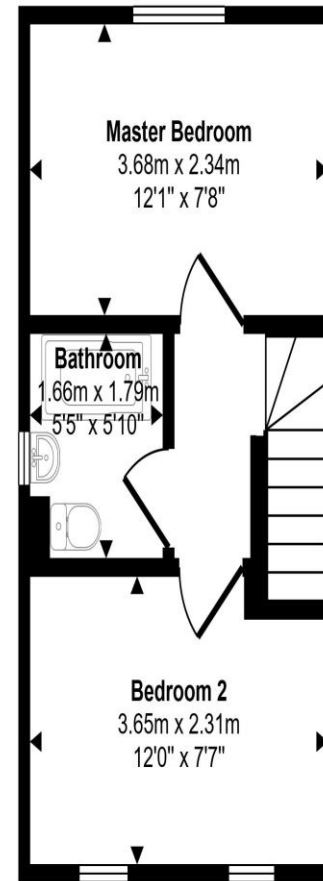




Approx Gross Internal Area  
50 sq m / 538 sq ft



Ground Floor  
Approx 25 sq m / 270 sq ft



First Floor  
Approx 25 sq m / 267 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.



