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Woods Edge

Bryn Dryslwyn

BRIDGEND

CF31 5BT



## Woods Edge

Asking price **Offers in**  
**Excess of £495,000**

Executive five bedroom detached

One bedroom Annex with en-suite facilities

Four reception rooms

Sought-after Broadlands location

Generous size south-westerly facing garden overlooking woodlands

Viewing is highly recommended





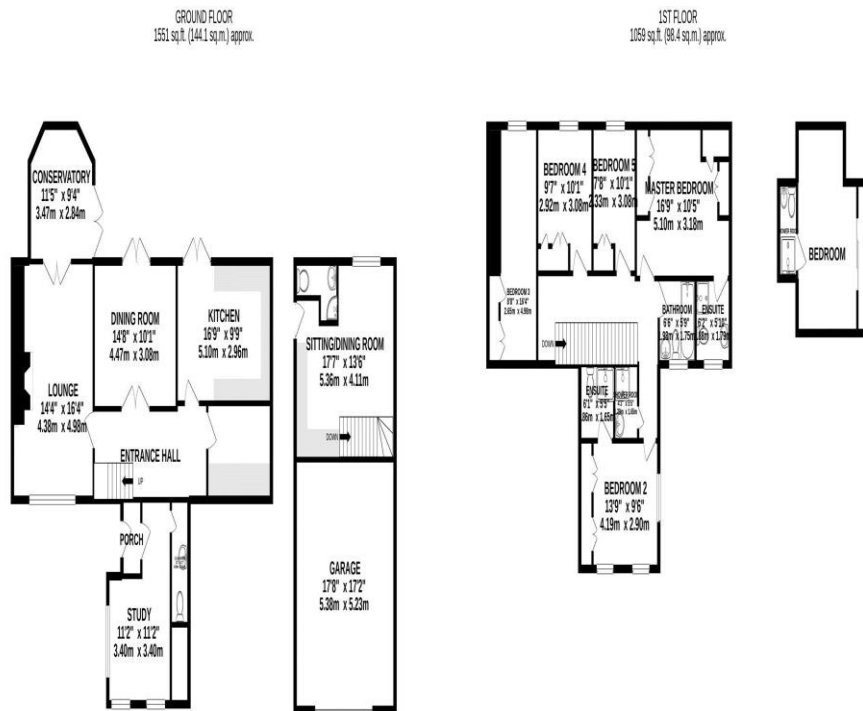




Situated on the highly sought after Broadlands development within close proximity to Newbridge Fields, local shops and amenities and benefiting from a generous south-westerly facing plot overlooking Woodlands is the executive five bedroom detached property with one bedroom Annex. The property is entered via a PVCu door into an entrance hall with tiled flooring and doorway to the main hall with staircase rising to first floor landing, tiled flooring, double doors to the formal dining room and doorways to the lower floor accommodation. The lounge has window to the front, an open fire place and double

doors leading to a conservatory of a PVCu double glazed construction. The conservatory has a low dwarf brick wall and polycarbonate roof. The dining room has double doors overlooking the south westerly facing garden. The kitchen is fitted with a matching range of base and eyelevel units with rolltop workspace over, integrated dishwasher, microwave, double oven and fridge freezer. There is a one and a half bowl stainless steel sink unit with swan neck mixer tap, tiled flooring, recessed spotlights, French doors and window overlooking the south westerly facing garden. The study has twin windows to the side and

built-in storage cupboards. The downstairs cloakroom is fitted with a two piece suite comprising of pedestal wash hand basin and close coupled WC with full height tiling to all walls and tiled flooring. The utility space has twin windows to the front, a range of base units and plumbing and space for two appliances. To the first floor the landing has a window to the front and hallways to all bedrooms, family bathroom and family shower room. The shower room is fitted with a two piece suite comprising of shower cubicle and pedestal wash hand basin with full height tiling to walls and tiled flooring. The family bathroom is fitted with a three-piece suite comprising bath, pedestal wash handbasin, low-level WC, full height tiling to walls and tiled flooring. Bedroom four and five have laminate flooring, PVCu double glazed window to the rear and built-in wardrobes. Bedroom three has windows to the front and rear, loft inspection point and a built-in triple wardrobe. The second bedroom has twin windows to the front, built-in double wardrobes and a doorway to an en-suite shower room. The en-suite is fitted with a three-piece suite comprising pedestal wash hand basin, low-level WC and shower cubicle. The master bedroom has PVCu double glazed box window to the front, a range of



**TOTAL FLOOR AREA: 2609 sq.ft. (242.4 sq.m.) approx.**

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 Junction 35 of M4 travel South on dual carriageway signposted Bridgend. At the 3rd Roundabout follow the A48 Westbound signposted Porthcawl. Continue on A48 at 3rd Roundabout turn right into the Broadlands. At the next roundabout turn right. Follow the road take the 1st right onto Greystones, travel up the hill, over the brow, take the next right into Bryn Dryslwyn.

## Tenure

Freehold

## Services

All mains services  
Council Tax Band G  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

Woods Edge Bryn Dryslwyn Mid Glamorgan CF31 1LH	Energy rating <b>D</b>
Valid until 1 October 2023	Certificate number 0216-6330-7200-1347-4910

Property type  
Detached house

Total floor area  
211 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 read [guidance for landlords](https://www.gov.uk/guidance/energy-ratings-for-rented-properties) on the conditions and exemptions. <https://www.gov.uk/guidance/energy-ratings-for-rented-properties>

### Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](https://www.gov.uk/guidance/energy-ratings-for-rented-properties)

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.







