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20 Highland Court
Bryncethin, Bridgend, CF32
9US

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Asking price **£189,950**

Situated in the popular Bryncethin location, just off Junction 36 of the M4, offering great commuter access to the two major cities of Cardiff and Swansea. Close proximity to McArthur Glen outlet centre and the amenities it has to offer. This three-bedroom semi-detached property with off-road parking and a conservatory is an ideal family home.

Ideal first-time buy or investment property

Three-bedroom semi-detached property

Off-road parking

Low-maintenance garden

Conservatory

Convenient location for Junction 36 of the M4

Good commuter access to Cardiff and Swansea

Viewings highly recommended



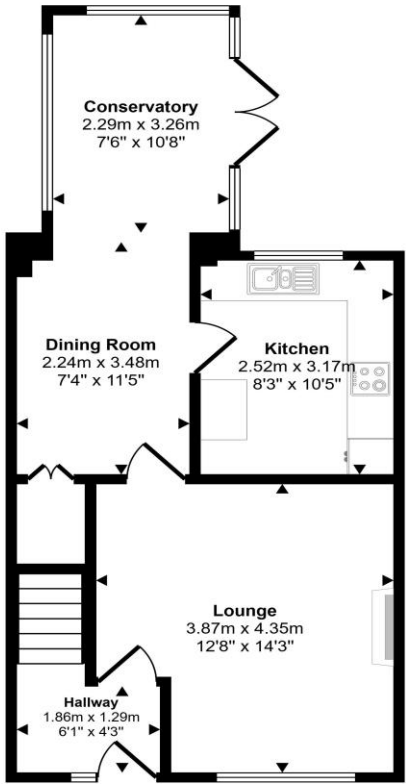


Situated in the popular Bryncethin village within a cul-de-sac location, this generous three-bedroom semi-detached property benefits from a conservatory and off-road parking. The property is entered via a PVCu double-glazed door into an entrance hallway with laminate flooring, staircase rising to the first-floor landing and a doorway leads through to the lounge. The lounge features a window to the front, a gas fire with a contemporary surround, and a door leading through to the dining room. The dining room has open-plan access to the conservatory, laminate flooring, and doorways leading to a useful

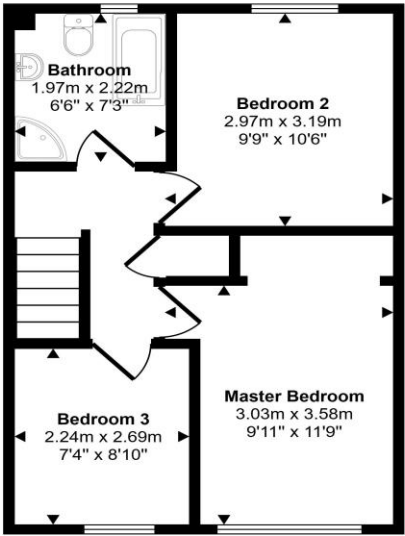
understairs storage cupboard and the fitted kitchen. The kitchen has been fitted with a matching range of base and eye-level units with worktop space over and includes an integrated electric hob with a splashback and complementary extractor hood above, an eye-level oven, a sink unit with a swan-neck mixer tap, space and plumbing for appliances, and space for a fridge/freezer. There is a PVCu double-glazed window to the rear, with tiled splashbacks and tiled flooring. The conservatory is of PVCu double-glazed construction, with a polycarbonate roof and a lower dwarf brick wall. There are PVCu

double doors leading out to the rear garden, and a continuation of the laminate flooring from the dining room. Upstairs, the landing provides doorways leading off to all bedrooms and the family bathroom. The bathroom has been fitted with a modern four-piece suite comprising a corner shower cubicle, bath, wash hand basin, and W.C. There is an obscure double-glazed window to the rear, full-height tiling to all walls, and tiled flooring. The third bedroom is a single room with a PVCu double-glazed window to the front and laminate flooring. The second bedroom has a window to the rear and laminate flooring. The master bedroom has a PVCu double-glazed window to the front and wall-to-wall built-in storage. Outside, to the front of the property, there is an open-plan garden, mainly laid to lawn, and an off-road parking space. To the rear is an enclosed garden, laid with a patio and artificial lawn. Viewings are highly recommended to appreciate the opportunity on offer.

Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft



First Floor
Approx 38 sq m / 409 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.





Directions

Directions from Junction 36 of the M4 to CF32 9US: 1. Head east on the M4 from Junction 36 toward Bridgend. 2. Take the exit toward A4063/Brynmenyn and keep left at the fork to follow signs for Brynmenyn. 3. At the roundabout, take the second exit onto A4063. 4. Follow the A4063 and turn left onto Brynmenyn Road. 5. Follow Brynmenyn Road until you reach the property located at CF32 9US.

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating

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)			
20 Highland Court Brynmenyn CF32 9US	Energy rating C	Valid until 31 March 2035	Certificate number 9885-5047-2287-4885-0294
Property type	End-terrace house		
Total floor area	85 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 C. It has the potential to be B.

[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

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.

