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herbert r thomas

7 Heol Pandy
Llangeinor, Bridgend, CF32
8RA

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7 Heol Pandy

Asking price **£175,000**

Offering far ranging rural views from an elevated position is this beautifully presented, three bedroom terraced family home.

Located within the quiet village of Llangenior

Positioned on a slight elevation providing far ranging rural views

Beautifully presented three bedroom terrace property

Convenient commuter access to Junction 36 of the M4

Within walking distance to local primary school, park and shop

Lounge plus open plan kitchen/dining/living space

Ground floor shower room and first floor bathroom

Three good size bedrooms

Beautiful landscaped gardens to front and rear

Off road parking to the rear





This very well maintained and beautifully presented three bedroom terraced family home is located within the quiet village of Llangeinor, close to local amenities and just a five minute drive to Junction 36 of the M4. The property is entered via a PVCu and obscure glazed panel sliding door into the entrance porch with a further solid wood and glazed door giving access to the hallway.

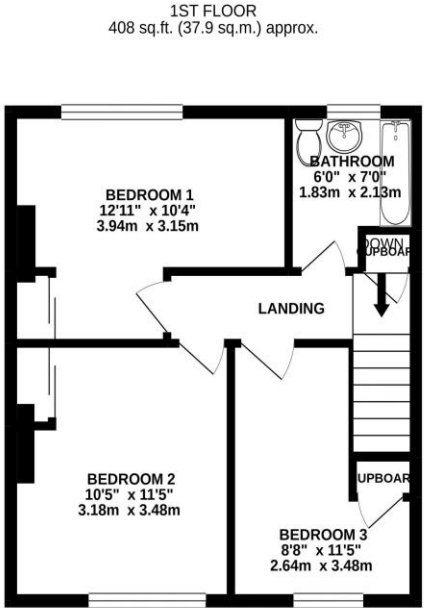
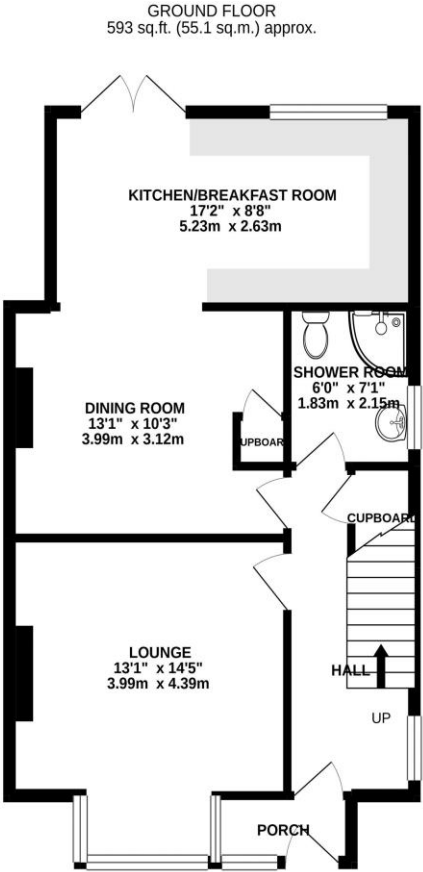
The entrance hallway is a light and inviting space, laid to carpet with a window at the bottom of the stairs providing natural light. The hallway has the stairs rising to the first floor accommodation and doorways leading to the lounge, kitchen/dining/living space, ground floor shower room and a useful understairs storage cupboard which benefits from lighting. The lounge is located to the front of the property and benefits from an impressive box bay window to the front allowing the room to flood with natural light and offers rural countryside views. The floor has been laid to carpet and the room further benefits from a modern gas feature fireplace set on a light marble hearth, with alcoves to either side of the chimney ideal for display shelving or dressers. The kitchen/dining/living room space to the rear has been created to offer the desired 'open plan' contemporary living families are after. The living space has been laid to carpet and can comfortably house a large suite. There is

access to a useful storage cupboard and an archway leads into the kitchen/diner. The kitchen has been fitted with a range of matching wooden base and wall mounted units, with a black laminated roll top worksurface over and vinyl flooring. The space is filled with natural light from a large window to the rear above the sink unit and a set of patio doors providing access and views to the rear garden. Within the kitchen there is space for three appliances, space for a fridge/freezer, an integrated oven and grill with a four burner gas hob above, an abundance of cupboard storage including a cupboard housing the gas combination boiler and contemporary splashback tiling. The ground floor shower room has been recently upgraded and has been fitted with a matching white three piece suite comprising; low level WC, vanity wash hand basin with cupboard storage below and a generous double shower cubicle with glazed shower screens and an electric shower fitted. There is an obscure window to the side providing natural light and ventilation, full height tiling to all walls with a mirror to one wall and the floor has been laid to a modern wood grain effect tile.

The stairs and landing has a continuation of the same carpet as the hallway. To the first floor the landing gives access to all three bedrooms, the loft inspection point with drop down ladder, a useful airing storage cupboard

with light and shelving and the family bathroom. All three bedroom doorways have an ornate decorative stained glass window above the frame of the door. Bedrooms one and two are both good size double bedrooms. Bedroom one is located to the rear of the property and benefits from a built in double sliding mirrored wardrobe and a large window offering light and views of the landscaped rear garden. The floor has been laid to a light carpet and there is alcove space allowing for additional free standing furniture. Bedroom two is located to the front of the property and offers a large window providing rolling countryside views. The floor has been laid to a light carpet and there is a built in double sliding door wardrobe. Bedroom three is also located to the front of the property and is a generous single bedroom with a window to the front offering the same views as bedroom two. It also has a continuation of the same carpet as bedrooms one and two and features a useful storage cupboard over the bulkhead of the stairs. The family bathroom has been fitted with a white three piece suite comprising; low level WC, pedestal wash hand basin with chrome mixer tap and a panel bath with a matching mixer tap as the sink. There is floor to ceiling tiling to all walls, wood effect laminate laid to the floor, an obscured glazed window to the rear and an electric shower unit attached over the bath.

Outside to the front of the property is a manicured front garden, tiered into two level and bordered at pavement level by a dwarf wall and a mature hedgerow. Concrete steps to one side lead to the second tier, laid mainly to flagstone paving and stone chippings. The area is bordered by a half height feather edge fence and a pathway leads to the side of the property where a door gives access to the property's gully way. To the rear of the property is an impressive sized landscaped tiered garden. Concrete and paved steps leads to the different tiers, all low maintenance with the central tiers benefitting from raised plant borders. The property benefits from off road parking at the top of the garden, accessed via a rear wide lane onto a tarmac parking space, ideal for parking a campervan or caravan.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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 36 of the M4 follow the signs for the Garw Valley taking the A4061 through Bryncethin, at the second set of traffic lights turn left onto the A4065. Take the second exit off the roundabout and the next right onto the A4065, follow this road into Llangeinor Village and Heol Pandy is located on the right hand side. Take the second right into the street, then an immediate left where the property can be found on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band B
EPC Rating D

Viewing strictly by
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Energy performance certificate (EPC)		
7, Heol Pandy Llangeinor CF31 1LH CF31 1LH	Energy rating D	Valid until: 22 March 2027 Certificate number: 8033-7627-9800-9089-2026
Property type		Mid-terrace house
Total floor area		105 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 on the regulations and exemptions](http://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-london-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-london-guidance>).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

The average energy rating is D
The average energy score is 60

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.



