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herbert r thomas

19 Pen Y Berllan  
Bridgend, CF31 4QQ

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## 19 Pen Y Berllan

Asking price **£275,000**

Situated on the sought-after Pen Y Berllan Estate just a short distance from Bridgend Town Centre with close proximity to junction 36 of the M4 and Bridgend Railway Station is this well-presented generously proportioned three bedroom detached property with garage and south westerly facing rear garden.

Sought-after Bridgend location

Three generous bedrooms

Close proximity to Bridgend Town Centre

Close proximity to Bridgend Train Station and junction 36 of the M4

Garage

Detached

Open plan kitchen/diner space

South westerly facing rear garden

Off-road parking



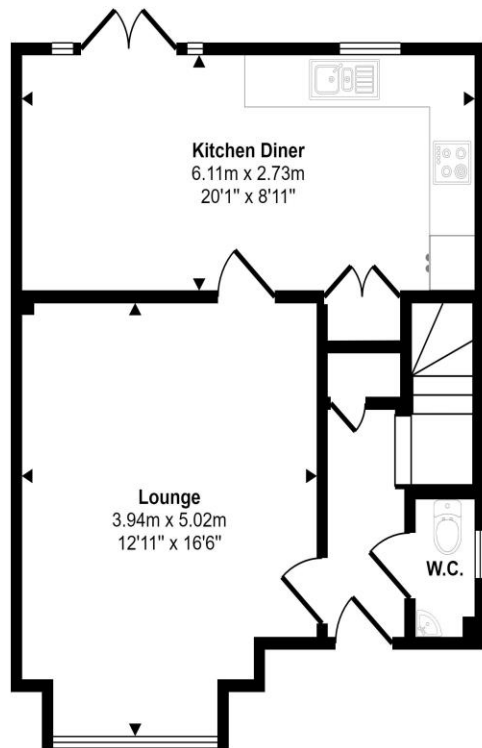


A generously proportioned, well-presented three-bedroom detached property with garage and a south westerly facing rear garden located within close proximity to Bridgend Town Centre, mainline railway station and junction 36 of the M4 on the sought-after Pen Y Berllan estate. The property is entered via a composite double glazed door into an entrance hallway with staircase rising to the first floor landing and doorways to the cloakroom and lounge. The cloakroom has been fitted with a two-piece suite comprising pedestal wash hand basin and close coupled WC. There is vinyl flooring and an obscure double glazed window to the side. The lounge is a well-proportioned room with a PVCu double glazed box window to the front elevation and doorway to kitchen. The kitchen/diner is a good sized open plan space with room for dining furniture and PVCu double glazed French doors flanked by windows overlooking the rear garden. The kitchen has been fitted with

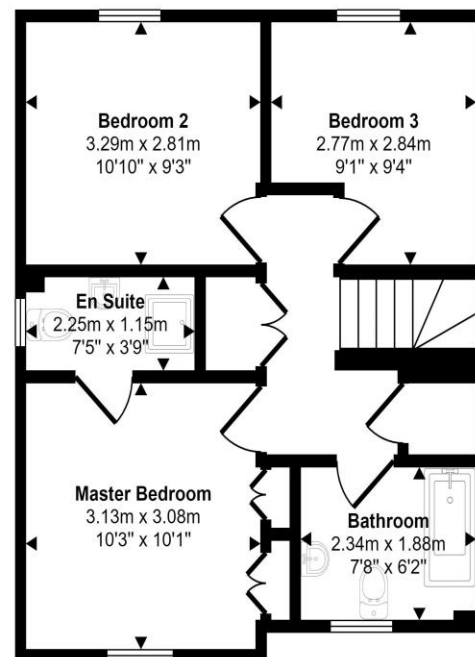
a matching range of base and eyelevel units with squared top workspace over, comprising stainless steel sink unit, integrated fridge, freezer and dishwasher, built-in oven, four ring ceramic hob with glass splashback and complimentary extractor hood over. There are tiled splashback's, vinyl flooring and double doors to the utility cupboard. The utility cupboard has been fitted with worktop space and plumbing underneath for two appliances. To the first floor landing there is a loft inspection point, PVCu double glazed window to the side, double doors to airing cupboard and doorway's to useful storage cupboard, all three bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; bath, close coupled WC and pedestal wash hand basin. There is vinyl flooring and a PVCu obscure double glazed window to the front. Bedroom three is a generously proportioned room with a PVCu double glazed window to the rear.

Bedroom two is a double room with a PVCu double glazed window to the rear. The master bedroom benefits from a range of bespoke built-in wardrobes, PVCu double glazed window to the front and door to the ensuite. The ensuite has been fitted with a three-piece suite comprising of double shower cubicle, pedestal wash hand basin and close couple WC. There is vinyl flooring and a PVCu obscure double glazed window to the side. To the front of the property is a small courtyard garden laid to gravel with steps to the front door. To the side of the property is a tandem driveway providing off-road parking ahead of the single garage with up and over door and power. To the rear of the property is an enclosed south westerly facing rear garden with an area laid to lawn and a patio area with furniture opportunity. Viewings on the property are highly recommended to appreciate the location, condition and size on offer.

Approx Gross Internal Area  
88 sq m / 949 sq ft



Ground Floor  
Approx 44 sq m / 475 sq ft



First Floor  
Approx 44 sq m / 474 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

From the Bridgend office, follow Derwen Road to the dual carriageway and bear left. Follow the dual carriageway to the roundabout taking the first left. Cross into the right hand side and bear right at the lights onto Park Street. Follow the road taking the next right onto St Leonards Road. At the T junction turn right onto West Road and follow the road around the corner and up the hill taking the left into Pen Y Berllan. Take the first left and the property will be found on the right hand side as indicated by our for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating B

Viewing strictly by  
appointment through  
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**hrt** Est. 1926



4/3/24, 4:10 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
18 Pen Y Berllan Bridgend CF31 4GZ	<b>B</b>	Valid until: 16 August 2029	
	Certificate number: 8026-7038-4600-7383-1995		
Property type	Detached house		
Total floor area	92 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 B. It has the potential to be A.

[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

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.