



4, Gerddi Ty Bryn  
Bridgend, CF35 6PZ

Watts  
& Morgan



## 4, Gerddi Ty Bryn

Pencoed, Bridgend CF35 6PZ

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**£475,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impressive extended 4 double bedroom detached property. The property is presented to a high standard and offers 3 generous reception rooms with a contemporary open plan kitchen / dining / living room. Situated in a popular residential development in Pencoed just a short walk from local village amenities, including shops, schools and multiple Restaurants. The property is conveniently situated just 1 mile from the local train station and is just a short drive from J35 of the M4 motorway. Accommodation comprises; entrance hall, lounge, sitting room, WC, open plan kitchen / dining / living room, utility and family room. First floor; landing, main bedroom with en-suite shower room, three double bedrooms and a 4 -piece family bathroom. Externally offering a private driveway with off road parking for 2 vehicles with an EV car charging point and a low maintenance south facing rear garden.

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### Directions

\* Bridgend town centre - 4.7 Miles \* Cardiff city centre - 18.6 Miles \* J35 of the M4 - 2.3 Miles \* Pencoed train station - 1.0 Mile

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door with an adjacent panel into the welcoming hallway offering Karndean flooring and a staircase rises to the first-floor landing with storage space under the stairs. The ground floor WC has been fitted with a 2-piece suite comprising of a WC and a wash hand basin. There are two reception rooms at the front of the property. The lounge is a spacious reception room offering laminate wood flooring and an angled bay window overlooks the front. The sitting room is a versatile room currently utilized as a home office, with carpeted flooring and two sets of windows with wood fitted shutters to the front. The sitting room has a central feature gas fire with a marble hearth and surround. To the rear of the property is the wonderful open plan kitchen/ dining / living room, this is a superb contemporary room offers Karndean flooring, recessed spotlighting, two windows to the rear and French door opening out to the South facing garden. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary worksurfaces over and bespoke under cupboard lighting. There is a central island with a stainless-steel sink with Swan neck tap and a breakfast bar area with space for high stools. Integrated appliances to remain include 'Bosch' double oven and grill, 4-ring 'Bosch' induction hob with glass and stainless steel extractor hood over, glass splash back, full length fridge and freezer, dishwasher and wine cooler. There is plenty of space for both dining and lounge furniture and a handy built-in storage cupboard. The utility room has been fitted with worksurface, base units with space and plumbing for two appliances. The utility has a window overlooking the rear and houses the Gas Boiler and there is a further generous storage cupboard. The utility leads into the family room. The family room is a great addition, this generous third reception room benefits from Karndean flooring, a feature exposed brick wall, vaulted ceiling with two Velux windows and two windows to the front. There are sliding doors opening out onto the South facing garden.

The first-floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch. Bedroom one is a wonderful principal bedroom with fitted wardrobes with sliding doors, carpeted flooring and two sets of windows to the front with wood fitted shutters. The en-suite shower room has been fitted with a double walk-in shower with glass screen, rainfall shower head with separate freehand shower head, wash hand basin within unit and a WC. The en-suite benefits from tiled flooring, partially tiled walls with a contemporary ladder radiator. Bedrooms two and three are both generous double bedrooms with wood laminate flooring and a window overlooking the rear garden. The fourth double bedroom is to the front of the property with laminate flooring and two sets of windows to the front. The family bathroom has been fitted with a luxurious 4-piece suite comprising of a freestanding double ended bathtub, double walk-in shower with glass screen, WC and a wash hand basin. Further benefiting from tiled flooring, partially tiled walls and a window to rear with fitted wood shutters.

### GARDENS AND GROUNDS

No. 4 is approached off Gerddi Ty Bryn with a private driveway to the front with off road parking for two vehicles and an EV electric car charging point. The front garden has been landscaped with slate chippings and a pathway providing side access. To the rear of the property is an enclosed Southerly facing garden with a patio area ideal for outdoor furniture, the remainder is laid with artificial turf. The garden is low maintenance with a range of tall trees and mature shrubs creating a private aspect.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C" Council Tax band "F"





**Ground Floor**  
Approx. 121.8 sq. metres (1310.5 sq. feet)



**First Floor**  
Approx. 76.4 sq. metres (822.6 sq. feet)



Total area: approx. 198.2 sq. metres (2133.1 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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