

HUNTERS[®]

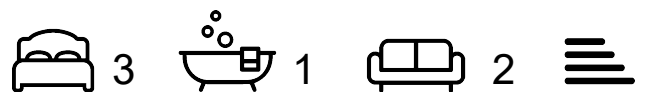
HERE TO GET *you* THERE



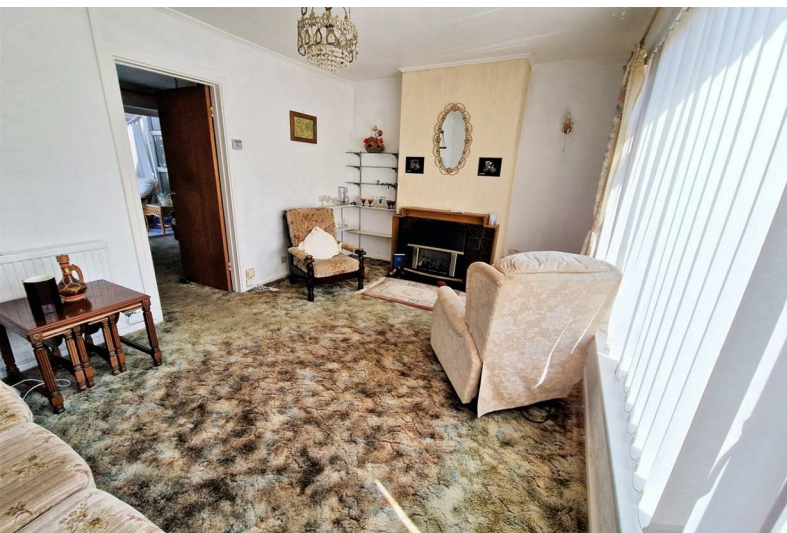
Bryn Llidiard

Bridgend, CF31 1QN

£210,000



Council Tax: C



40 Bryn Llidiard

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General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

Overall, Bridgend town offers a high quality of life

with its excellent transport links, local amenities, beautiful surroundings, and educational opportunities, making it a desirable place to live for both families and individuals alike.

Hallway

with carpets, papered walls and textured ceilings with central lighting, stairs to first floor and door into lounge:

Lounge

15'2" x 10'10" (4.62m x 3.30m)

With carpets, papered walls & textured ceilings which are coved, central light fittings, radiator, power & tv points, wood fire surround with gas fire, large window to front.

Dining

10'7" x 9'2" (3.23m x 2.79m)

found at rear with carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, patio door to conservatory

Kitchen

10'5" x 9'9" (3.18m x 2.97m)

Tiled flooring, skimmed walls and smooth ceilings with central light fittings, selection of base and wall units in oak shaker style with granite effect worktops, integral electric oven, hob and hood, sink and drainer with mixer tap, window and door to side.

Conservatory

10'00" x 8'6" (3.05m x 2.59m)

a upvc lean too style conservatory with tiled flooring, glazed and panelled sides and doors to side and rear, glass roofing.

Landing

with carpets, papered walls and textured ceilings with central lighting, window to side and doors to:

Bedroom 1

12'8" x 10'7" (3.86m x 3.23m)

with carpets, papered walls and smooth ceilings, central light fittings, radiator, window to rear, selection of built in wardrobes around room.

Bedroom 2

10'10" x 8'1" (3.30m x 2.46m)

with carpets, papered walls and smooth ceilings, central light fittings, radiator, window to front, selection of built in wardrobes along one wall.

Bedroom 3

7'9" x 7'10" (2.36m x 2.39m)

with carpets, papered walls and smooth ceilings, central light fittings, radiator, window to front, selection of built in wardrobes along one wall.

Bathroom

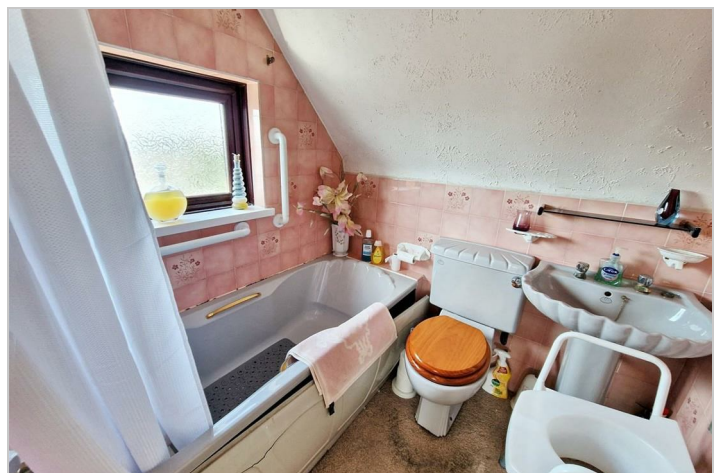
6'4" x 6'1" (1.93m x 1.85m)

with carpets, tiled walls and textured ceilings with central lighting, 3 piece suite, WC and sink and bath with electric shower attachment, radiator, window to side.

Gardens

Large rear gardens with patio against rear with side lawn, path leading to rear hardstand and further chipped areas. Some raised borders and mature trees, shed, greenhouse to remain, side gated access.

Front enclosed garden which has been block paved driveway leading to single garage with up and over front door and side access door with rear window.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.