

HUNTERS®

HERE TO GET *you* THERE



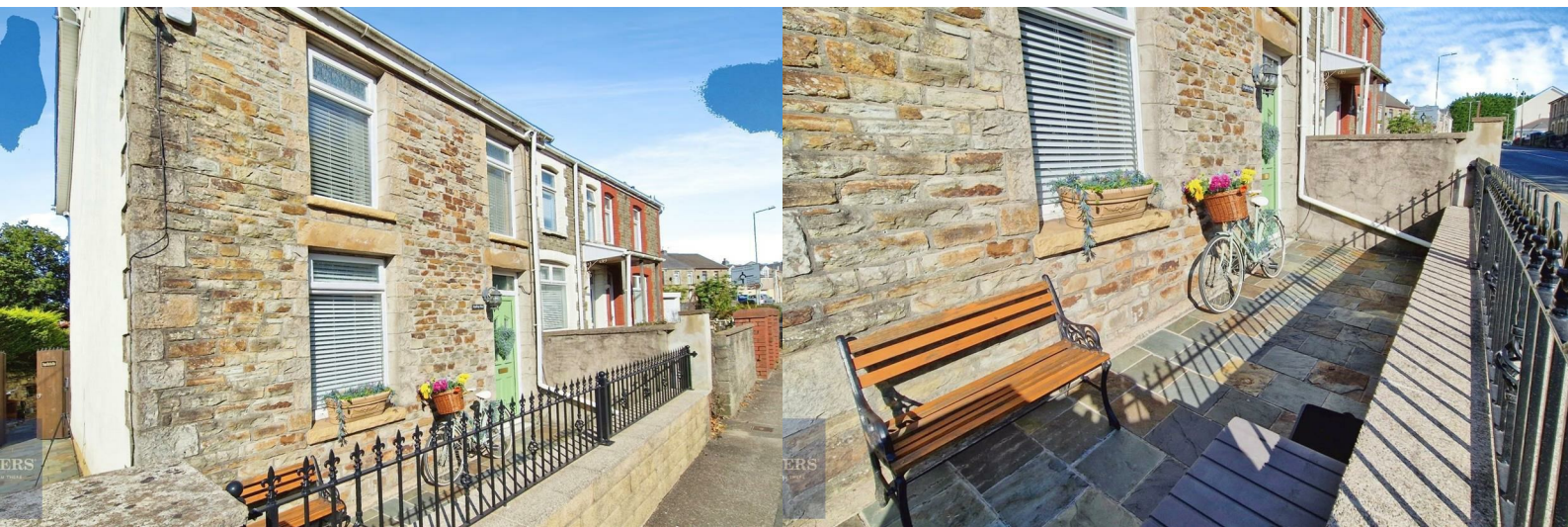
Bryncethin

Bridgend, CF32 9YR

£260,000



Council Tax: D



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GENERAL

Bryncethin is a small village located in Bridgend, Wales, known for its charming rural setting and close-knit community. Living in Bryncethin offers a peaceful and tranquil environment, perfect for those looking to escape the hustle and bustle of city life.

One of the main benefits of residing in Bryncethin is its convenient transport links. The village is situated just a short drive away from the M4 motorway, providing easy access to nearby towns and cities such as Bridgend and Cardiff. Public transport options are also available, with regular bus services connecting Bryncethin to surrounding areas.

Despite its small size, Bryncethin offers a range of local amenities to cater to residents' daily needs. The village boasts a local grocery store, post office, and several charming pubs and cafes, providing everything you need within walking distance. For a wider range of shopping and entertainment options, the town of Bridgend is just a short drive away.

Nature lovers will appreciate the beauty spots surrounding Bryncethin, with picturesque countryside and stunning views right on your doorstep. The nearby Ogmere Valley offers scenic walking and cycling routes, perfect for enjoying the great outdoors and staying active.

Families with children will find a selection of schools in the surrounding area, providing quality education for all ages. Bryncethin Primary School is located within the village itself, offering a convenient option for young children.

FRONT GARDEN

enclosed front garden with stone front wall and iron railings and gate, concrete drive to side with space for 2 cars.

HALLWAY

with carpets, skimmed walls and textured ceilings, central light fittings, radiator, stairs to first floor, door to front.

LOUNGE

12'5" x 12'1" (3.78 x 3.68)

Found in middle with laminate effect tiled flooring, skimmed walls & ceilings, central light fittings, radiator, power and TV points, wood fire surround with tiled back panel and hearth, UPVC window to rear.

DINING ROOM

12'10" x 7'9" (3.91 x 2.36)

Found at rear of property with laminate effect tiled floor, skimmed walls & skimmed ceilings coved, central light fittings, radiator, power, UPVC window to rear under stairs storage, arch to kitchen and feature fire place with wood burner open to both sides.

RECEPTION ROOM

12'1" x 9'11" (3.68 x 3.02)

Found at front of property with laminate effect tiled floor, skimmed walls & skimmed ceilings, central light fittings, radiator, power, UPVC window to front.

KITCHEN

10'10" x 9'6" (3.30 x 2.90)

Laminate effect Tiled flooring, tiled walls and skimmed ceilings, central light fittings, mixture of

base and wall units in shaker style cream with walnut effect worktops, feature fireplace with wood burner, upvc window to side.

LANDING

Landing with carpets, skimmed walls & textured ceilings, wood bannister and spindles, central light fittings, radiator, power points, doors to:

MASTER BEDROOM

15'2" x 11'9" (4.62 x 3.58)

L Shaped, found at front, with carpets, skimmed walls & ceilings, central light fitting, radiators, power points, two UPVC window to front views.

ENSUITE BATHROOM

Tiled flooring and walls, skimmed ceilings, central light, two piece white suite sink built into vanity unit and wc, double shower with mixer shower and glass screens.

BEDROOM 2

10'11" x 9'4" (3.33 x 2.84)

Found at rear, carpets, skimmed walls & ceilings, central light fitting, radiators, power points, UPVC window to side.

BEDROOM 3

10'8" x 9'7" (3.25 x 2.92)

Found at rear with laminate, skimmed walls & ceilings, central light fitting, radiators, power points, upvc window to rear.

BATHROOM

12'3" x 4'10" (3.73 x 1.47)

with tiled floors and walls, skimmed ceilings, central light fittings and led lighting, 3 piece suite sink built into vanity storage, wc and bath with mixer shower and glass screen, chrome towel radiator,

REAR GARDEN

enclosed rear garden with indian stone patio and decorative chipped borders, stone walls, side access via wood gate, rear block shed.



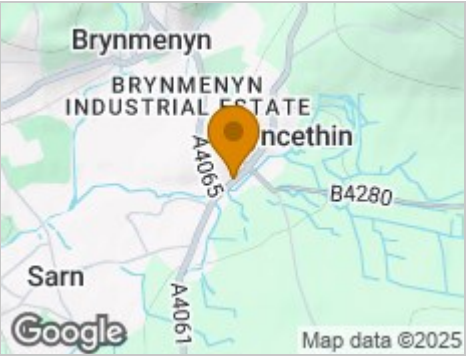
Road Map



Hybrid Map



Terrain Map



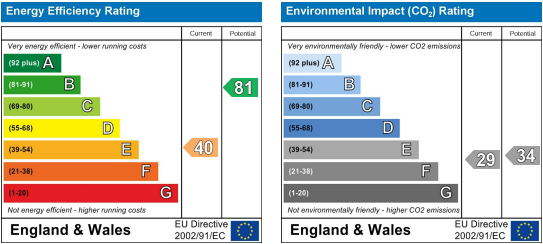
Floor Plan



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.