

# HUNTERS®

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## Bryntirion Hill

Bridgend, CF31 4BY

£392,000

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Council Tax: E



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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.

## Porch & Hallway

Porch with mosaic tiled flooring, skinned walls and ceilings with central lighting composite front door with side panel, secondary glazed door with two side panels into main hall. Hall with oak flooring, skinned walls and ceilings with central lighting, radiator, stairs to first floor with under stair cupboard.

## Lounge

12'9" x 12'4" (3.89m x 3.76m )

Found at front with carpets, skinned walls & ceilings with coving, bay window to front, radiator, central lights, granite fire surround and hearth with cast iron insert.

## Dining

13'5" x 12'00" (4.09m x 3.66m)

with oak flooring, skinned walls & ceilings, patio doors to rear, radiator, central lights, open arch to kitchen

## Kitchen

11'1" x 9'11" (3.38m x 3.02m )

with tiled flooring, skinned walls and ceilings which are coved with central lighting, underfloor electric heating, selection of base and walls units in a shaker style in cream with chrome handles and with dark oak effect worktops and tiled splash back, integral appliances to include electric oven and grill, gas hob with extractor fan, open plan to dining area with breakfast bar seating area.

## Rear Hall & Cloakroom

with tiled flooring, skinned and walls and ceilings with central lighting, door to side and door into integral garage.

Cloakroom with tiled flooring papered / wood panel, walls and smooth ceilings with central lighting, window to side, radiator, wc and hand wash basin.

## Utility

7'00" x 4'7" (2.13m x 1.40m)

with tiled flooring, skinned walls and ceilings with central lighting, selection of base & wall units to match kitchen in cream shaker style, granite effect worktops and mosaic tiled matching splash back, integral sink and drainer, plumbing for washing machine.

## Landing

with carpets, skinned walls and ceilings which are coved with central lighting fixture, wood banister and iron spindles, window to side.

## Bedroom 1

12'9" x 12'3" (3.89m x 3.73m)

With carpets, skinned walls with some wood panelling and smooth ceilings which are coved, central light fittings, radiator, bay window to front views.

## Bedroom 2

12'1" x 13'4" (3.68m x 4.06m)

With carpets, skinned walls and ceilings which are coved with central light fittings, radiator, window to rear views.

## Bedroom 3

8'10" x 7'11" (2.69m x 2.41m)

With carpets, skinned walls and ceilings which are

coved with central light fittings, radiator, window to front views.

## Bathroom

10'0" x 8'7" (3.05m x 2.62m)

with tiled flooring, skinned / tiled walls and ceiling with central lighting, radiator, WC and hand wash basin built into vanity storage, bath with glass screens and thermostatic shower, window to rear, airing cupboard in corner.

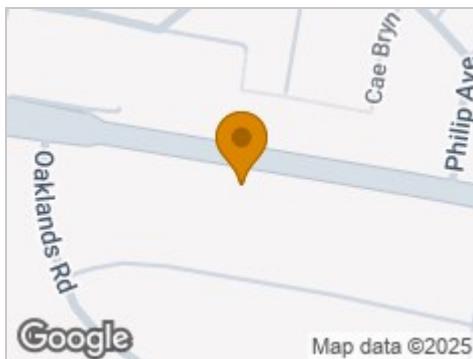
## Gardens

South facing rear garden with terrace patio area against the house with steps down onto side path which leads to a central lawn with various chipped borders, to the rear there is a separate area with a green house and hardstand for a shed to be built, some mature trees and bushes.

To the front there is an enclosed garden with concrete driveway leading to integral garage with up and over front door, power and lighting, to the front of the property there is a tiered garden mostly with decorative chippings.



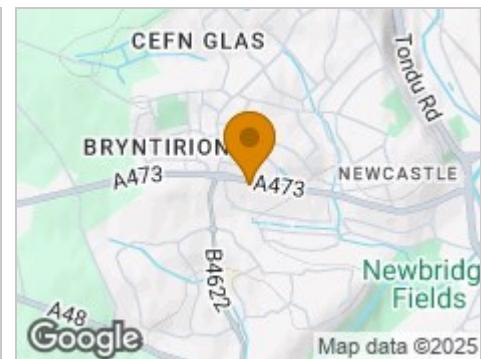
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

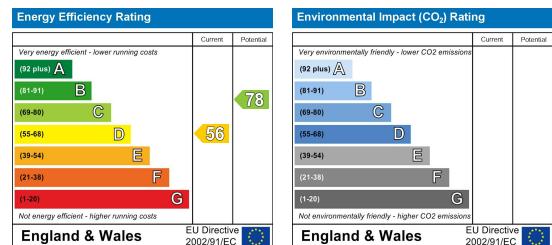


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## Viewing

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.