

HUNTERS®

HERE TO GET *you* THERE



Leyshon Way

Bryncethin, Bridgend, CF32 9AZ

£390,000



Council Tax: F



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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 Ogmores 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.

Hallway

with LVT Karndean flooring, skimmed walls and ceiling which are coved with two central lighting fixtures, radiator, stairs to first floor, doors to:

Cloakroom

Off hallway with LVT Karndean flooring, tiled / skimmed walls and ceiling with central lighting, radiator, WC and sink.

Lounge (Ground)

12'1" x 11'3" (3.68m x 3.43m)

with LVT Karndean flooring, skimmed walls and ceiling which are coved with central fan lighting, radiator, window to side, glass French doors to garden room and wood French doors to reception / study.

Reception / Study

11'3" x 8'9" (3.43m x 2.67m)

with LVT Karndean flooring, skimmed walls and ceiling which are coved with central fan lighting, radiator, window to front.

Kitchen

13'11" x 9'1" (4.24m x 2.77m)

with LVT Karndean flooring, skimmed walls and ceiling with spot lighting, radiator, two windows to front and side. Fitted kitchen with a selection of base and wall units in grey shaker style with beech effect worktops, appliances to include oven & grill, gas hob with extractor hood, dishwasher to remain.

Utility

with LVT Karndean flooring, skimmed walls and ceiling with central lighting, selection of matching base & wall units with beech effect worktops, integral sink and drainer, plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler with Hive controls, door to garden room & kitchen, pantry cupboard.

Garden Room

22'1" x 11'9" (6.73m x 3.58m)

built across the back with LVT Karndean flooring, dwarf walls and vaulted ceilings with spot lighting and skylight, French doors to garden.

Landing

with carpets, skimmed walls and ceiling with central lighting fixture, wood bannister and spindles, window to rear.

Main Lounge

21'0" x 11'3" (6.40m x 3.43m)

with carpets, skimmed walls and ceilings which are coved with central fan lighting and side lighting, wood fire surround with marble hearth and back panel, two radiators, bay window to side and windows to front and back.

Master Bedroom

15'6" x 10'2" (4.72m x 3.10m)

with carpets, skimmed walls and ceiling which are coved with two central fan lighting fixtures, windows to front views, radiators, open arch to wardrobe room

Wardrobe room with carpets, skimmed walls and ceiling with spot lighting, window to front, radiator, wardrobes along both walls, door to ensuite:

Ensuite

with LVT Karndean flooring, skimmed / tiled walls and ceiling with central lighting, radiator, WC and hand wash basin, shower cubicle with glass screens and thermostatic shower, window to rear.

Bathroom

9'9" x 7'3" (2.97m x 2.21m)

with LVT Karndean flooring, skimmed / tiled walls and ceiling with central lighting, radiator, WC and hand wash basin, bath with glass screens and thermostatic shower, window to rear.

Landing 1

with carpets, skimmed walls and ceiling with central lighting fixture, wood bannister and spindles, window to rear, attic access which is boarded and has lighting.

Bedroom 2

11'5" x 11'1" (3.48m x 3.38m)

with carpets, skimmed walls and ceiling which are covered with central lighting, window to front views, radiator, built in double wardrobes, door to ensuite

Ensuite

with LVT Karndean flooring, skimmed / tiled walls and ceiling with central lighting, radiator, WC and hand wash basin, shower cubicle with glass screens and thermostatic shower, window to side.

Bedroom 3

11'00" x 9'2" (3.35m x 2.79m)

with carpets, skimmed walls and ceiling which are covered with central lighting, window to front views, radiator, built in single wardrobes.

Bedroom 4

9'10" x 9'2" (3.00m x 2.79m)

with carpets, skimmed walls and ceiling which are covered with central lighting, window to rear views, radiator, built in single wardrobes.

Bedroom 5

8'1" x 6'1" (2.46m x 1.85m)

with carpets, skimmed walls and ceiling which are covered with central lighting, window to front views, radiator,

Gardens

Front garden with the large tarmac driveway which has space for two vehicles, decorative chipped area to front with block path to front door. Double garage with two up and over front doors, pitched roof with power and lighting.

A South facing rear garden has recently been landscaped to include a large patio off the rear garden room, with a further artificial grass which is pet specific and latex free. and bordered with porcelain tiles and chippings, purpose built bar with power and lighting, mall shed to remain, external tap and multiple electric points in both the bar and the garden, gated side access to both sides.



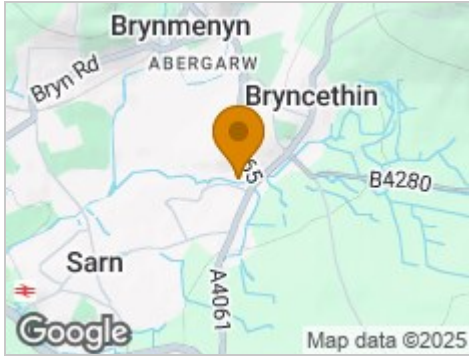
Road Map



Hybrid Map



Terrain Map



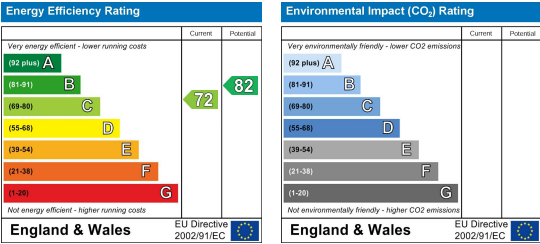
Floor Plan



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.