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21 Brynteg Avenue

Bridgend,
CF31 3EN

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Asking price **£274,350**

Situated in the sought-after south side of Bridgend is this beautifully presented three bedroom semi-detached property with abundance of original features, open plan living, off-road parking to the rear, no on-going chain and within close proximity to local schools, shops and amenities.

Beautifully presented

Three bedroom semi-detached property

Open plan living

Retains many original features throughout

Stylish four piece family bathroom

Driveway parking to the rear

Sought-after southside of Bridgend

Close proximity to local Schools and Bridgend Town Centre

No ongoing chain

Viewings are highly recommended





Selling with no on-going chain is this well-presented three bedroom semi-detached property with open plan living space, original features, off-road parking to the rear and situated within the sought-after south side of Bridgend within close proximity to local schools, shops and Bridgend Town Centre.

The property is entered via a double glazed door at the side of the property which opens into a beautiful hallway with original stained glass window, laid to tiled flooring, staircase leading to the first floor landing, doorway to storage cupboard and wooden door leading into the open plan living space.

The whole of the ground floor has been designed open plan. At the front of the property is the lounge area which has a traditional box bay window with sash windows and wooden shutters followed by a bespoke built-in dresser, feature fireplace and laid to tiled flooring which flows into the dining area and kitchen. A traditional picture rail surrounds the room into the dining area. The dining area is a spacious room with a wood burning fire and French doors opening to the rear garden. The kitchen has been fitted with a matching range of Wren base and drawer units with quartz worktop surfaces over comprising; 1.5 bowl sink unit, integrated fridge/freezer and washer dryer and space for a five burner range cooker with a fitted extractor fan above. The walls are finished with stylish patterned tiling.

To the first floor landing there is a window to the side and doorways to all three bedrooms and the family bathroom. The main bedroom is positioned to the front of the property with the continuation of sash windows, complemented with wooden shutters, feature fireplace and laid to the original wooden floorboards. Bedroom two is another double room with a window overlooking the rear garden, featured fireplace and again laid with the original wooden floorboards. Bedroom three is a generous size room which is currently being used as a home office, the sash window also benefits from wooden shutters and the ceiling has a loft hatch allowing access to the attic.

The family bathroom has been fitted with a four-piece suite comprising; walk-in shower cubicle with rainfall shower over, beautiful freestanding roll top bath with mixer tap, WC and a gorgeous vanity unit with quartz top and wash handbasin inset. The walls are tiled, there is tiled flooring, chrome towel rail and a sash window.

The property is approached via a gate to a pathway leading to the entrance. The front garden is laid to lawn and surrounded by mature shrubs and brick boundary walls. A side gate allows access to the rear. To the rear of the property is a patio area with the remainder of the garden laid to lawn and surrounded by mature shrubs. A path leads down the full length of the garden to the driveway which provides off-road parking.

Viewings are highly recommended.





Directions

From our office on Derwen Road head south taking the next right after the set of traffic lights onto the Rhiw, follow the road across the bridge at the next set of traffic lights bear right and follow the road passing evergreen buildings on the left hand side. Turn left onto the dual carriageway and head up into the right hand lane turning right at the next traffic lights onto Ewenny Road. On Ewenny Road take the third exit right marked Brynteg Avenue, the property is positioned halfway down on the left hand side joining the corner of Brynteg Gardens as highlighted by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D

Viewing strictly by
appointment through
Herbert R Thomas

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102224_234.PW Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
21 Brynteg Avenue Brynteg CF31 1JN	Energy rating D	Valid until: 15 October 2034
Certificate number: 9305-2616-2402-2094-0381		
Property type: Semi-detached house		
Total floor area: 86 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

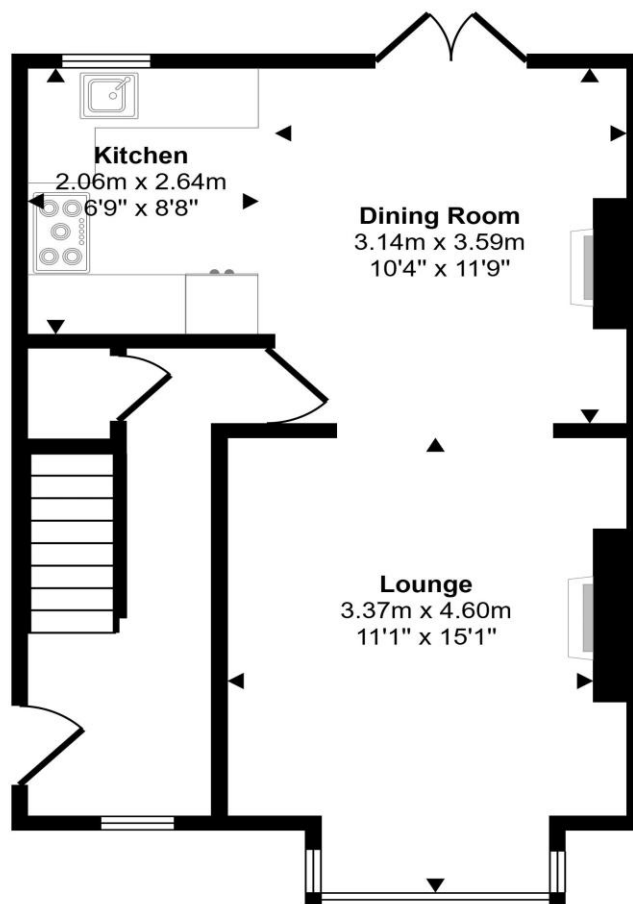
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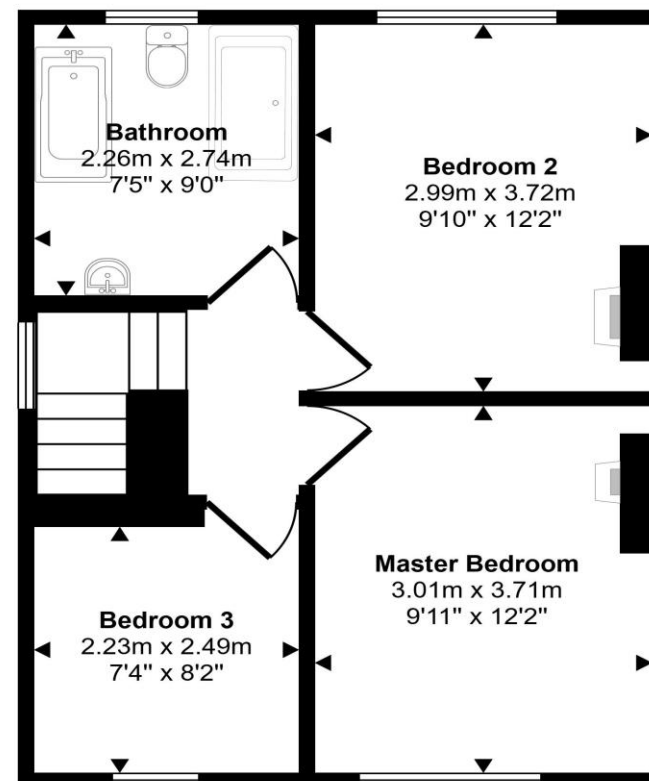
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

