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1 Brynawel
Bryntirion,
Bridgend,
CF31 4DL

1 Brynawel

Asking price **£275,000**

Extended three bedroom semi-detached property on a generous plot available with no ongoing chain.

Extended three bedroom semi-detached property with attic room

First time available in over 60 years

No ongoing chain

Two reception rooms

Kitchen/dining room

Outbuilding/workshop with power, light and outside WC

Driveway parking

Generous rear garden





This spacious three bedroom semi-detached property benefits from a rear extension and attic conversion. The property, which has been a well-loved family home for more than 60 years is now available for sale with no ongoing chain. There are two reception rooms and a generous kitchen/dining room. The first floor has three bedrooms, all with fitted wardrobes and the family bathroom. A staircase from the landing leads to the attic room. The attic benefits from good head height, a dormer window to the rear and fitted cupboards. Brynawel is a popular area within walking distance of the local schools and shops. Bridgend Town Centre is within walking distance along with Newbridge Fields.

The property is entered via a small porch extension added to the front of the property. The porch has a uPVC entrance door, dwarf walls and surrounded by double glazed windows and has a door into the hall. The hallway has a staircase to the first floor with an under stairs storage cupboard which houses the wall hung Worcester combi boiler and has doors to both reception rooms and the kitchen/dining room. The lounge lies to the front of the property with a traditional bay window, a central fireplace with built in storage units to either side and fitted carpet. The generous extended second reception room could be utilised as a lounge or dining room and has built in storage cupboards, a feature fireplace and large sliding patio doors allowing the full view of the garden. The kitchen is fitted with a range of base, wall and drawer units with laminate work surfaces over and comprises of a one and a half bowl sink unit, built in double oven, microwave and electric hob along with space for a fridge/freezer, dishwasher and washing machine. There is plenty of space for a dining furniture and there is window to the rear, a window to the side and a door out to the driveway.

To the first floor the stairs are carpeted and there are doors to the three bedrooms, family bathroom, a storage cupboard and a staircase which allows access to the attic room. Bedroom one is a spacious

double room that lies to the front of the property with a traditional bay window, fitted wardrobes, matching dressing table and over bed storage units. Bedroom two is another double room with window to the rear, a full range of fitted wardrobes with matching dressing table and over bed storage. Bedroom three is a generous single room which benefits from fitted wardrobes and a window to the front. The family bathroom is an L-shaped room with window to the rear and fully tiled walls. The three piece suite comprises of a panelled bath with electric shower over, WC and a pedestal wash hand basin. The stairs to the attic are carpeted with a handy overhead storage area. The attic room has wood effect vinyl flooring, a dormer window to the rear with pitched ceiling allowing generous head height and fitted storage with a built in dresser and under eaves storage.

The property is approached by an interlocking brick driveway allowing off-road parking for multiple vehicles. The front garden is laid to decorative chippings with a brick boundary wall. A small carport/canopy lies at the top of the drive. The outbuilding/workshop comes complete with power, light and windows to the side and rear. A door leads from the driveway and a door to the side allows access to the garden. The building has a handy outside WC and sink. The outdoor cloakroom is part tiled and has a pedestal wash hand basin and WC, vinyl flooring and a window to the front. The rear garden has an area of chippings leading from the property with steps to the garden. The garden is laid to lawn with a pathway to a further patio area. The substantial sized garden is surrounded by mature trees and shrubs.





Tenure

Freehold

Services

All mains Services
Council Tax Band D
EPC Rating D

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From our office on Derwen Road, head towards the dual carriageway and turn left onto the one way system. Proceed through the lights and at the roundabout take the first left onto Tondur Road. At the next set of traffic lights, turn right onto Park Street. Continue on this road as it joins Bryntirion Hill. At the next set of traffic lights, turn right onto Bryn Golau then the next right onto Brynawel. The property will be the first property found on the left-hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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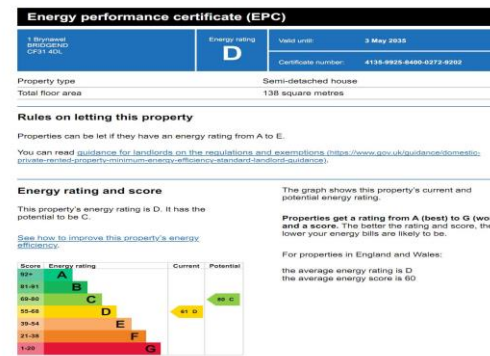
hrt Est. 1926

RICS

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.

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

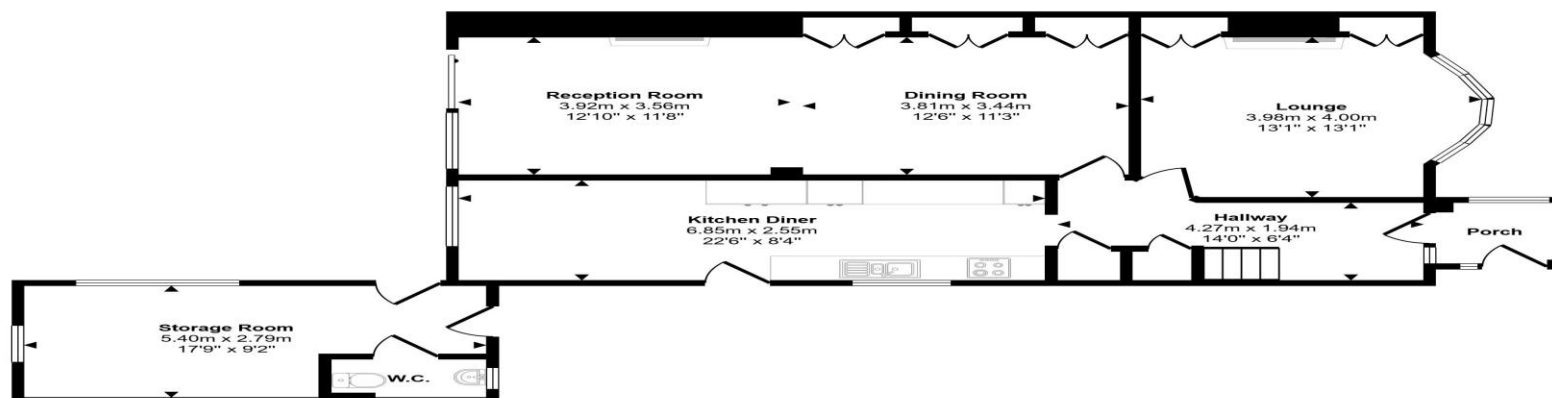


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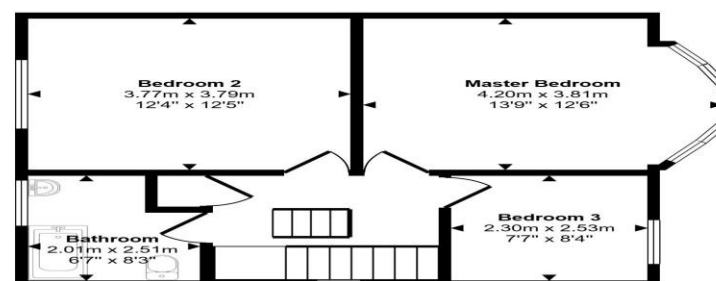
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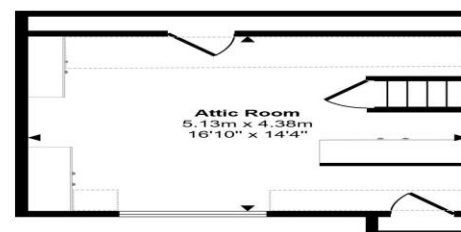
Approx Gross Internal Area
168 sq m / 1803 sq ft



Ground Floor
Approx 93 sq m / 1004 sq ft



First Floor
Approx 49 sq m / 525 sq ft



Second Floor
Approx 26 sq m / 275 sq ft

Denotes head height below 1.5m

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.

