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herbert r thomas

20 Brynheulog
Brynmenyn, Bridgend, CF32
9HP

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20 Brynheulog

Asking price **£139,950**

This well presented two bedroom mid terrace property, ideal for first time buyers with good size garden, allocated parking bay and situated in the popular Brynmenyn location within close proximity to local school, shops, amenities and junction 36 of the M4.

Ideal for first time buyers or investors alike

In need of modernisation

Two double bedrooms

Well-presented throughout

Southerly facing rear garden

Off road parking

Close proximity to junction 36 to the M4, local school, shops and amenities

Viewings are highly recommended



The property is entered via a partially glazed UPVC door into an entrance hallway with staircase rising to the first floor landing with door to a storage cupboard and doorway to the kitchen and lounge.

The kitchen has been fitted with a matching range of base and eyelevel units with roll top work space over. Integrated appliances include stainless steel sink with mixer tap, space for fridge, freezer and plumbing for one appliance. There is a free standing cooker with four ring gas hob with oven and complimentary extractor hood

over. There is the gas boiler, plenty of storage and a double glazed UPVC window to the front.

The lounge is a spacious room, laid to carpeted flooring with dining space opportunity and a double glazed UPVC window and door to the rear with views and access to the rear garden.

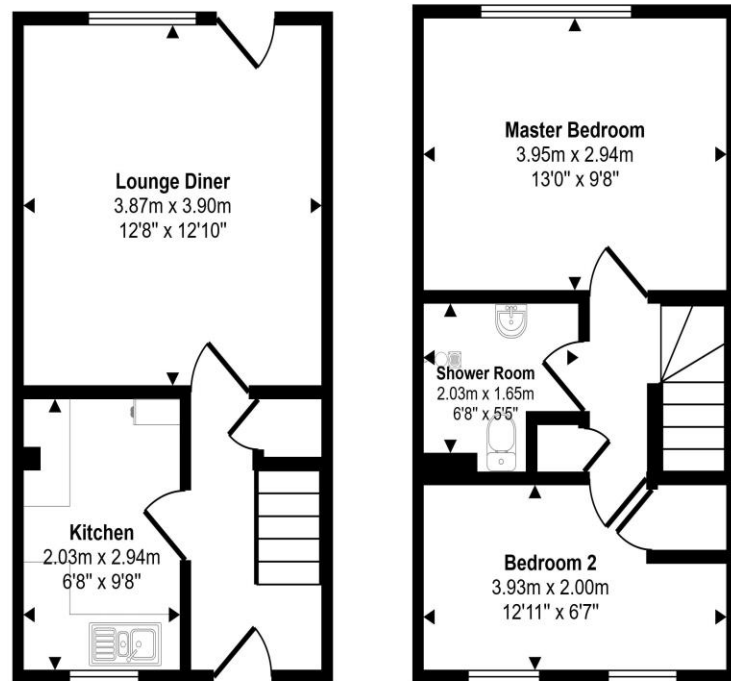
To the first floor landing there is a loft inspection point and doors to the two bedrooms and family bathroom. The main bedroom is a double room with double glazed UPVC window to the rear. Bedroom two is a another

good size room with a double glazed UPVC window to the front. The family bathroom has been converted to a wet room and is fitted with a three-piece suite comprising: a low-level WC, pedestal wash hand basin and shower area.

To the front of the property is off road parking and pathway to the property entrance. To the rear of the property is a Southerly facing paved garden.

Viewings are highly recommended to appreciate the opportunity on offer

Approx Gross Internal Area
55 sq m / 592 sq ft



Ground Floor
Approx 27 sq m / 292 sq ft

First Floor
Approx 28 sq m / 300 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.





Directions

From Junction 36 of the M4 travel along the A4063 signposted Maesteg. Travel through two sets of traffic lights then take the third exit on the roundabout. Proceed to the traffic lights and turn right, proceed along Bryn Road passing Tondy Cricket Club, travel under the bridge then take the second left onto Cae Bryn Terrace follow the road through the one-way sign onto Onslow Terrace, turn left onto Brynheulog where the property will be found on your left hand side as indicated by our for sale board.

Tenure

Leasehold

Services

All mains services
Council Tax Band B
EPC Rating C

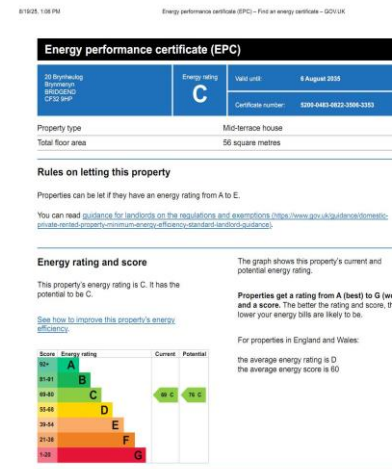
Viewing strictly by
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