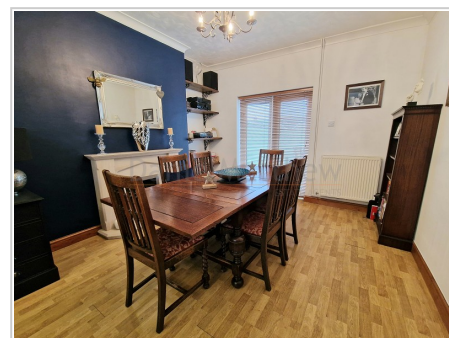
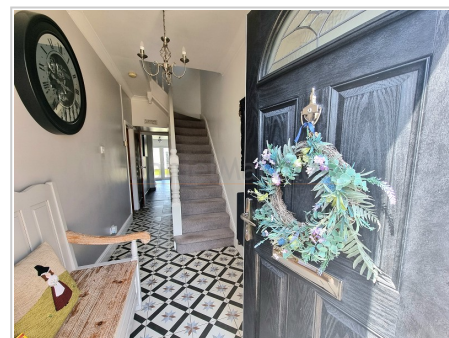


2 Brynteg Avenue  
Bridgend  
Bridgend County  
CF31 3EN

£325,000



- Four Bedroom End Terrace
- Double Tandem Garage With Pit
- Open Plan Lounge/Diner
- Brand New Combination Boiler
- Expired Drop Kerb Permission
- Garden To Front and Rear
- Close To Local Schools and Amenities
- Good Transport Links
- South Side Of Bridgend
- Viewing Highly Recommended

**Ref: PRA10568**

Viewing Instructions: Strictly By Appointment Only

## General Description

\* DOUBLE TANDEM GARAGE WITH PIT \* Daniel Matthew are excited to offer for sale this well presented four bedroom end terrace, situated on the South side of Bridgend. Comprising impressive hallway, open plan lounge/diner, cloakroom and kitchen. To the first floor four good size bedrooms and family bathroom. Further benefits garden to front (expired permission for drop kerb). Brand new combination boiler. Garden to rear with access to rear lane leading to double garage. Ideal family home close to local primary and comprehensive school. Good transport links and amenities. Call our team to arrange a viewing on this beautifully presented home.

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## Accommodation

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Entrance



Hallway

Enter via composite door to hallway, plain ceiling, plain walls, tiled flooring, column radiator, understairs storage cupboard, doors leading to all ground floor rooms, stairs to first floor.

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## Open Plan Lounge/Diner (25' 01" x 11' 11") or (7.65m x 3.63m)

Bay front window, UPVC double glazed French doors leading to rear garden, textured ceiling, plain walls, laminate flooring, radiator, mantle piece.

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Kitchen (17' 01" x 9' 0" Max) or (5.21m x 2.74m Max)

Refitted kitchen with matching base and larder cupboards, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher plus hob and oven with extractor hood over, Complementary quartz work surface, tiled flooring, plain ceiling, plain walls, UPVC double glazed French doors leading to rear garden.

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Cloakroom/w.c

UPVC double glazed obscured window to side, plain walls with splashback, washbasin, toilet, tiled flooring.

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## Landing

UPVC double glazed window to side aspect, plain ceiling, coving, plain walls, carpet flooring, doors leading to all first floor rooms.

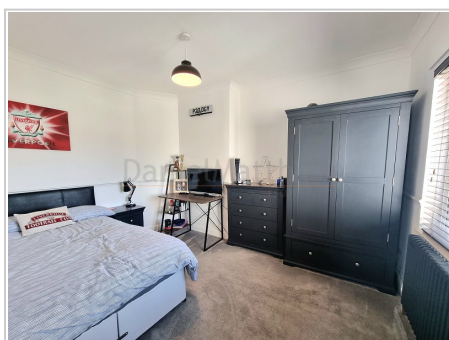
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### Master Bedroom (12' 06" x 9' 11") or (3.81m x 3.02m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature wall, carpet flooring, radiator, storage cupboard.

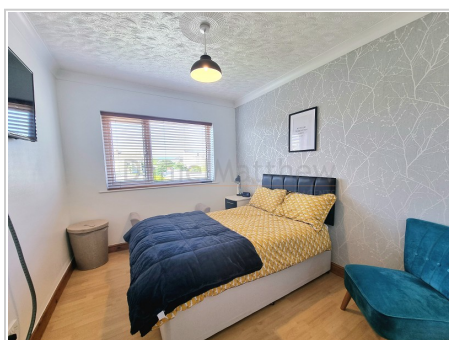
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### Bedroom Two (12' 06" x 9' 08") or (3.81m x 2.95m)

UPVC double glazed window to rear aspect, plain ceiling, coving, plain walls, carpet flooring, column radiator.

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### Bedroom Three (9' 8" x 12' 2") or (2.95m x 3.70m)

UPVC double glazed window to rear aspect, textured ceiling, coving, plain walls with feature wall, laminate flooring, radiator.

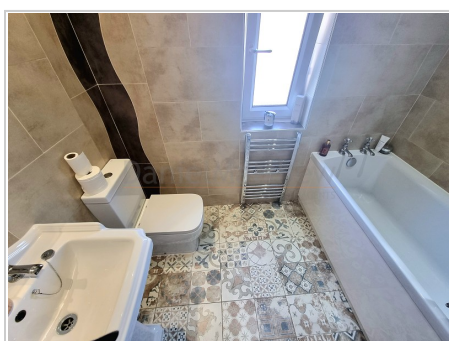
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### Bedroom Four (7' 10" x 9' 0") or (2.40m x 2.75m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator.

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### Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, fully tiled walls and floor, low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.

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## Garden

Rear - Wall boundaries, Indian sandstone patio area, laid to lawn, rear gate to lane access. Doors into garage.

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## Double Garage

Tandem garage for two vehicles, easy access via rear lane, power and lighting, up and over door, UPVC double glazed French doors.

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## Store room

Store room to side of the property allowing additional storage and side access to the property.

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## Front Of Property

Front - Wall boundaries, laid to lawn, side access through store room. Permission has previously been granted for drop kerb to allow off road parking, this has now expired and will need to be reapplied.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D61

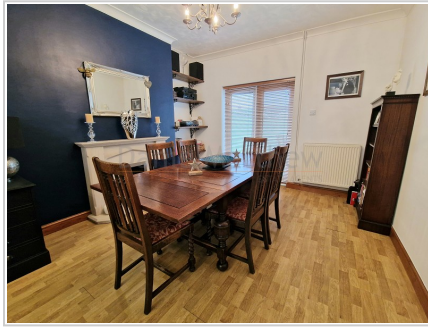
## Tenure

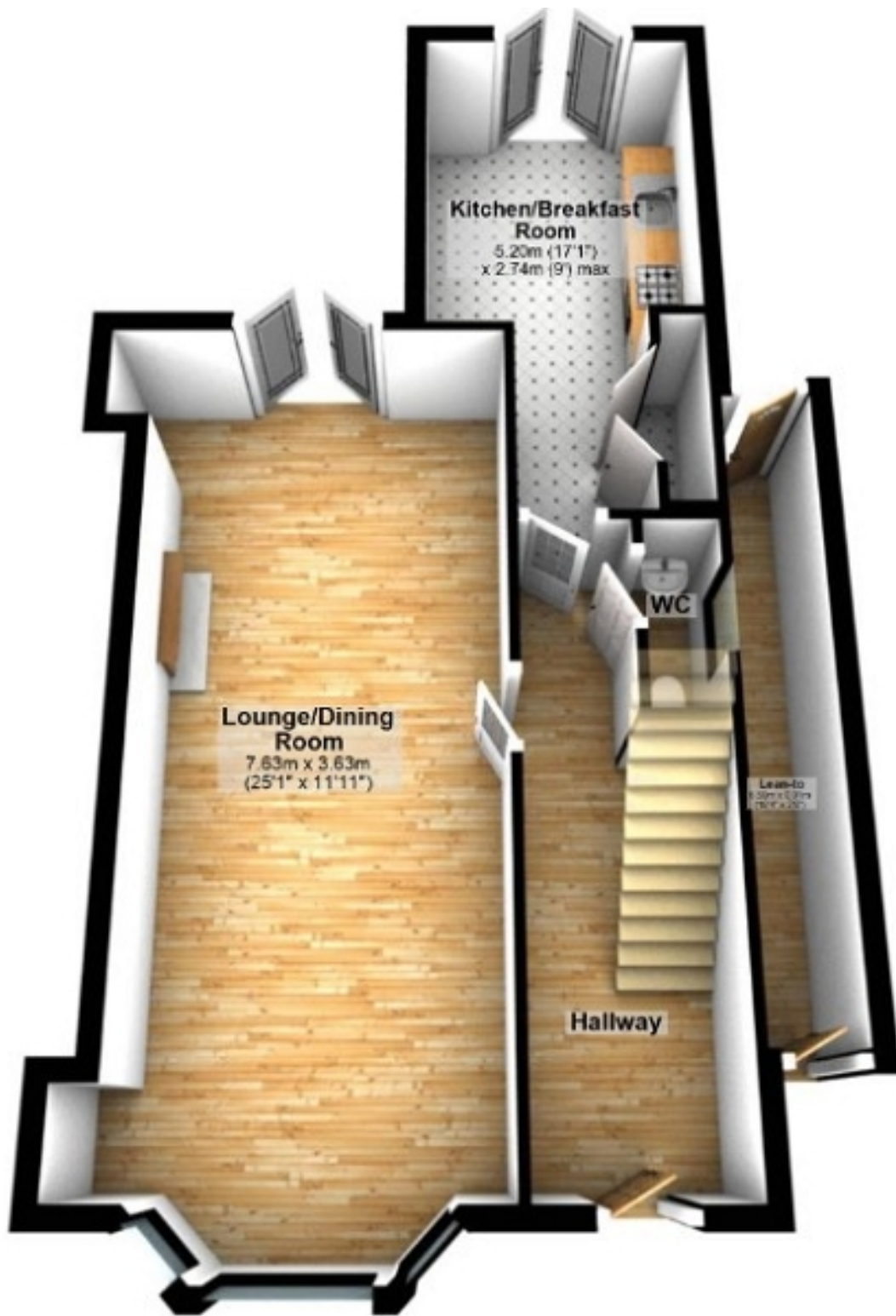
We are informed that the tenure is Freehold

## Council Tax

Band D

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*