

16 River Way  
Brynmenyn  
Bridgend County  
CF32 9HG

£125,000



- COACH HOUSE
- TWO BEDROOMS
- LOUNGE/DINER
- BATHROOM & EN-SUITE
- REAR GARDEN
- DRIVEWAY FOR ONE CAR & GARAGE
- NO ONGOING CHAIN
- IN NEED OF UPDATING THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- CALL TODAY ON 01656 750764

**Ref: PRA10880**

Viewing Instructions: Strictly By Appointment Only



## General Description

16 River Way, Brynmenyn. Bridgend County. CF32 9HG

We are acting in the sale of the above property and have received an offer of £132,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

\*\*\* IN NEED OF MODERNISATION, NO ONGOING CHAIN \*\* Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom coach house situated above four garages, Situated in the popular location on Brynmenyn. Property comprises to the ground floor, hallway, integral garage, side access to rear garden. To the first floor, lounge/diner, kitchen, inner hallway, two bedrooms, bathroom and ensuite to main bedroom. Further benefits are property is being sold with no ongoing chain, in need of updating throughout, parking space for one vehicle. Easy access to Bridgend, Swansea or Cardiff via M4 corridor, close to local amenities and a short distance from Bryngarw Country Park, great public transport links. Viewings are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Hallway

Enter via Composite obscured door into hallway, plain ceiling, plain walls, tiled flooring, door leading into garage, staircase with fitted carpet leading to first floor, radiator, electric consumer unit, UPVC double glazed window to rear aspect.



### Garage (16' 5" x 9' 1") or (5.01m x 2.78m)

Up and over door, power and lighting, UPVC obscured glazed door leading to rear garden.



### Lounge/Diner (16' 6" x 11' 5") or (5.03m x 3.47m)

UPVC double glazed window to front aspect, plain ceiling with two ceiling pendants and spot lights, plain walls, wood effect laminate flooring, two radiators, archway leading to Kitchen, storage cupboard housing combination boiler.



### Kitchen (9' 3" x 7' 11") or (2.83m x 2.41m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, tiled splashback, grey wood effect laminate flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine.

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### Inner Hallway

Plain ceiling, plain walls, wood effect laminate flooring, doors leading into;-

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### Bathroom (8' 4" x 4' 9") or (2.53m x 1.45m)

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled splashback, grey wood effect laminate flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.

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### Bedroom One (11' 6" x 10' 1") or (3.50m x 3.07m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, radiator, built in wardrobe, door leading into En-suite.

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### En Suite (8' 2" x 3' 11") or (2.50m x 1.20m)

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, wood effect laminate flooring, three piece suite comprising low level WC, pedestal wash hand basin, double shower cubicle with over head mains shower, radiator.

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## Bedroom Two (9' 3" x 8' 1") or (2.83m x 2.47m)

UPVC double glazed window to front aspect, plain ceiling with loft access, plain walls, radiator.



## Outside

Front - One parking space leading to garage, pathway leading to front door, side access to rear garden.

Rear - Fenced Boundaries, decked area to rear.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

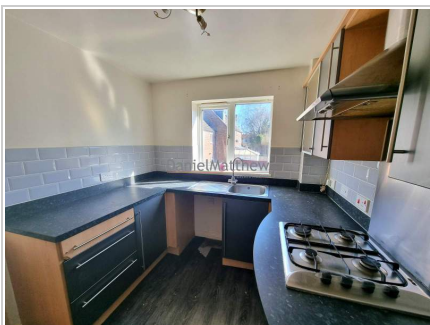
## Tenure

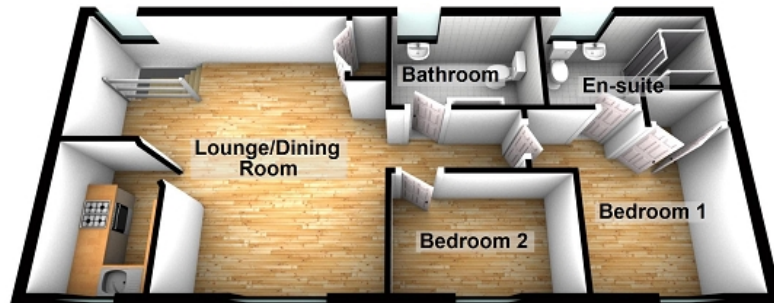
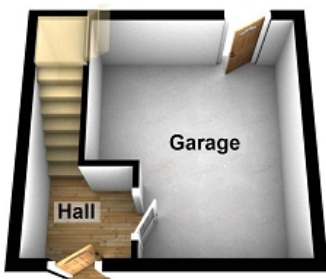
We are informed that the tenure is Freehold

## Council Tax

Band C

Deposit: £0.00





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.