



Rangemoor, 57 Brynteg Avenue  
Bridgend, CF31 3EL

Watts  
& Morgan



# Rangemoor, 57 Brynteg Avenue

Bridgend CF31 3EL

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**£650,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 4 Reception Rooms**

We are delighted to offer to the market this impressive and substantial 4 bedroom detached property situated in a sought after location in the south side of Bridgend. This beautifully presented and extended accommodation has been modernised creating a perfect mix of old and new. Situated conveniently within walking distance of local schools, shops, Newbridge Fields and Bridgend Town Centre. Great commuter access via Junction 36 of the M4 Motorway. Accommodation briefly comprises; entrance hall, shower room, open-plan kitchen/living/dining space, dining room, sun-room, lounge, office and utility. First floor; main bedroom with en-suite shower room, 3 further good size bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles, garage, wrap around landscaped garden with multiple outdoor storage sheds and summerhouse. EPC Rating; 'D'

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## Directions

\* Bridgend Town Centre- 0.5 Miles \* Cardiff City Centre - 20.2 Miles \* J36 of the M4 Motorway- 2.5 Miles

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## Summary of Accommodation



### Ground Floor

Accessed via a composite door into an entrance hallway with laminate flooring and a courtesy internal door leads into the main hallway. The main hallway offers a large walk-in storage cupboard, parquet wood block flooring and a carpeted staircase leads up to the first floor landing.

The ground floor shower room has been fitted with a contemporary 3-piece suite comprising of a double walk-in shower cubicle, WC and wash hand basin and storage within vanity unit. Benefitting from tiled walls and windows to the front and side aspects.

The open-plan kitchen/living/dining space has been comprehensively fitted with a range of shaker style wall and base units with complementary quartz work surfaces over. There is a separate island with continuation of the worksurfaces with further storage and space for high stools. Integral appliances to remain include; 'Blanco' dual ceramic sink, two single 'Neff' ovens, grill, microwave, 5-ring 'Neff' induction hob with coordinating extractor hood over, dishwasher, fridge and freezer. This open plan living room offers Karndean flooring throughout, vaulted high ceilings with spotlighting and aluminium bi-folding doors opening out onto the rear garden.

There is ample space for both dining/living furniture with windows to front and rear aspects. There is an exposed wood burner set on a slate hearth with an exposed brick feature wall. The utility is fitted with base units, tiled splash backs and work surfaces over. Plumbing is provided for multiple appliances and a door leads out onto the rear garden and an internal door into the garage.

The main lounge offers dual aspect windows to the rear and side. This light and spacious reception room has carpeted flooring and fitted with a wood burner. The dining room offers oak flooring and a wall-mount live gas flame fireplace leading into the extended sun-room.

The sun-room is a wonderful addition and has been fitted with floor to ceiling windows to the rear and the side and sliding doors opening out onto a raised decked area. Benefitting from ceramic tiled flooring with under-floor heating throughout, recessed spotlighting and remote controlled electric blinds with a feature lantern ceiling. The home office offers carpeted flooring and windows to the side.

### First Floor

The first floor landing offers carpeted flooring, built-in storage cupboard and access to the loft hatch. The loft space is boarded with lighting and a velux window.

Bedroom One is a generous size bedroom with carpeted flooring, windows to the side and rear leading into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a walk-in shower cubicle, WC and wash hand basin with unit. Also featuring fully tiled walls and flooring, spotlighting and a window to the side. Bedroom Two is a further good size double bedroom offering carpeted flooring, windows to the rear and fitted with a wash hand basin with tiled splash-back. Bedroom Three is a further double bedroom with carpeted flooring and windows to the side.

Bedroom Four is a comfortable single bedroom with carpeted flooring and windows to the side. The family bathroom is fitted with a 4-piece suite comprising of a corner shower cubicle, tiled bath, WC and wash hand basin within unit. Also featuring part tiled walls and tiled flooring with windows to the side.

### Gardens and Grounds

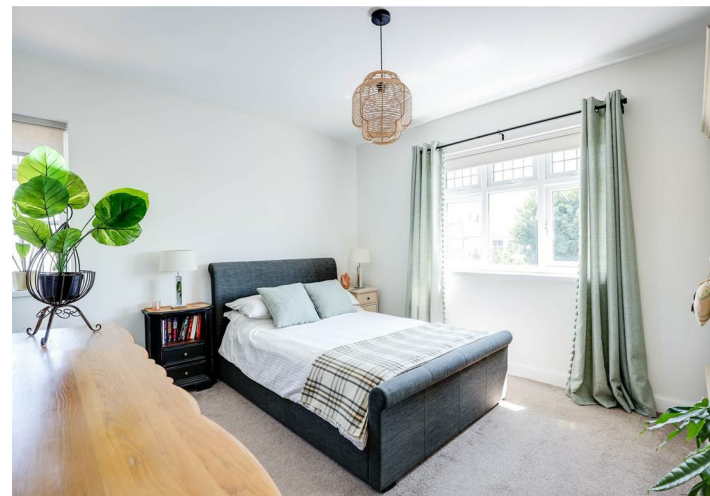
Approached off Brynteg Avenue this property is situated in a prime location hidden behind private gates opening out onto a block paved driveway providing off-road parking for multiple vehicles. An electric door leads into the garage/storage space and a courtesy gate leads around to the rear garden.

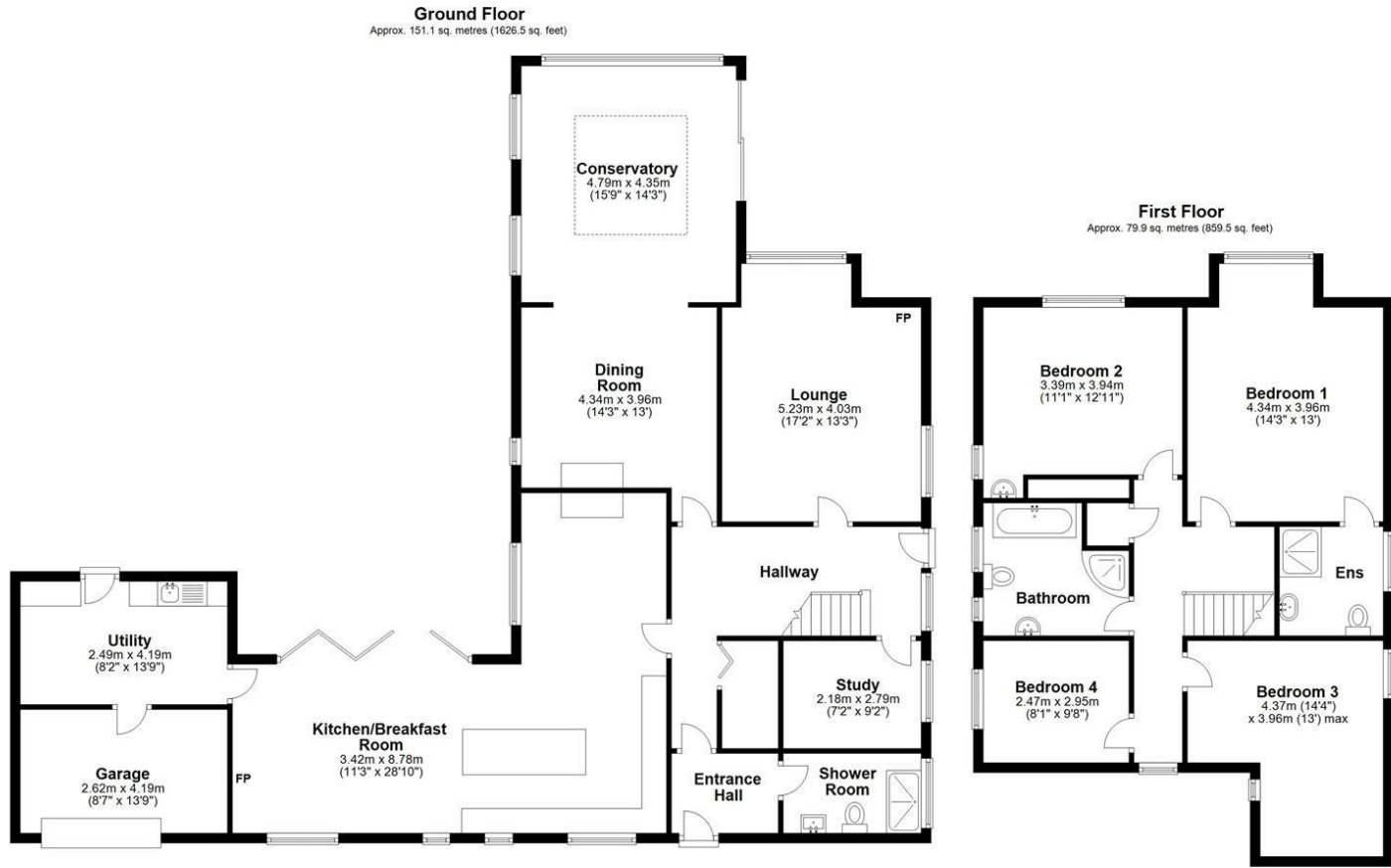
To the rear is a substantially large landscaped garden wrapping right around the property consisting of a lawned section with an outdoor water feature. A raised composite decking area and an additional wooden decked area with a bespoke fitted pergola with outside lighting.

The garden further benefits from three storage sheds, an outdoor summerhouse, outdoor power points, planted borders and a range of mature shrubs and flowers. This well maintained south facing garden benefits from a private aspect with no onlooking properties.

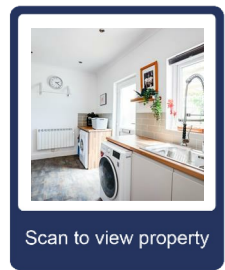
### Services and Tenure

All mains connected. Freehold.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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