



133, Bryn Road  
Bridgend, CF32 9LU

Watts  
& Morgan







# 133, Bryn Road

Brynmenyn, Bridgend CF32 9LU

## £180,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented three bedroom end terraced property being sold with no onward chain. An ideal first time purchase. Situated in Brynmenyn, Bridgend located with great access to Junction 36 of the M4, Bridgend Town Centre and within walking distance of Bryngarw Park, local shops, schools and amenities. Accommodation comprises of entrance hall, lounge, sitting room/dining room, kitchen/breakfast room, utility and bathroom. First floor landing, three good size bedrooms. Externally offering on-road parking to the front and a generous landscaped rear garden with outdoor store/workshop. Chain Free. EPC Rating "D".

### Directions

Bridgend - 3.0 Miles J36 of the M4 - 2.4 Miles Cardiff - 25.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite door into the entrance hallway with vinyl flooring and carpeted staircase to the first floor.

To the front of the property is the living room and is a great size reception room with panelling to the walls, carpeted flooring and windows overlooking the front. The sitting room/dining room is a versatile second reception room with vinyl flooring, window to the rear overlooking the utility and a door leading into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a range of coordinating base units with complementary solid wood work surfaces over with tiled splashbacks, vinyl flooring, window to the side and a door leading into the utility. There is a built-in pantry cupboard and space for a freestanding breakfast table.

Integrated appliances include 4-ring induction hob with oven, grill and extractor hood over. Space has been provided for a freestanding fridge freezer and there is a ceramic one and a quarter bowl matt black sink.

The kitchen leads into the ground floor bathroom which is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, wash-hand basin and WC with tiled flooring, tiling to the walls and obscured uPVC window to the rear. The bathroom also houses the one year old 'Glow Worm' gas combination boiler.

The utility/lean-to offers tiled flooring, plumbing and space for two appliances and a partly glazed door leading out to the rear garden.

The first floor landing benefits from carpeted flooring, window to the rear and access to the loft hatch.

Bedroom one is a great size double bedroom with carpeted flooring and window to the front. Bedroom two is a second double bedroom with carpeted flooring and window to the rear. Bedroom three is a generous third bedroom with carpeted flooring and window to the front.

### GARDENS AND GROUNDS

Set back off the main road 133 Bryn Road benefits from on-road parking to the front. To the rear of the property is a generous landscaped enclosed garden with a decked area perfect for outdoor furniture, the remainder is laid to lawn. There is a pathway leading down to a large outdoor store/workshop to the rear with further potential.

### ADDITIONAL INFORMATION

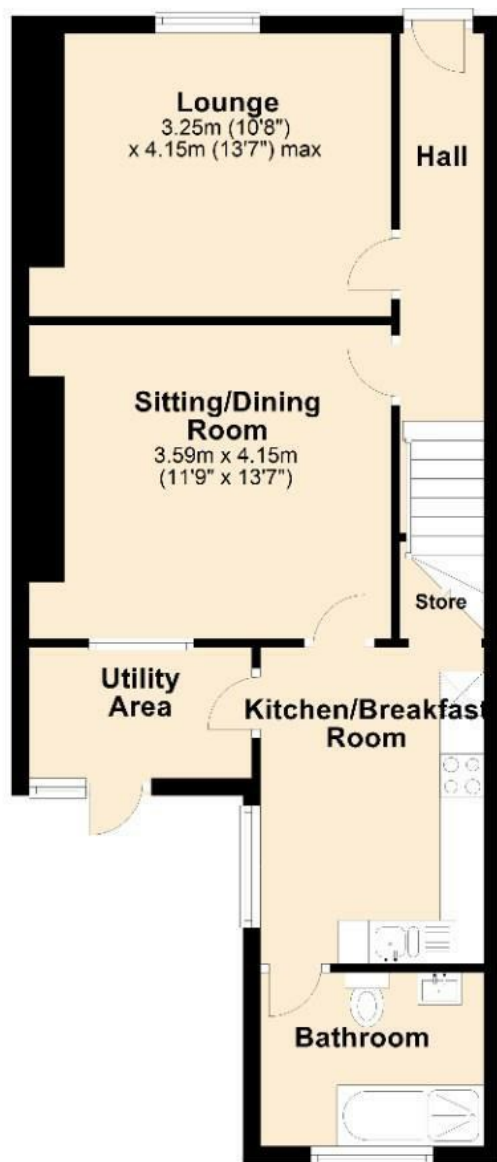
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C"





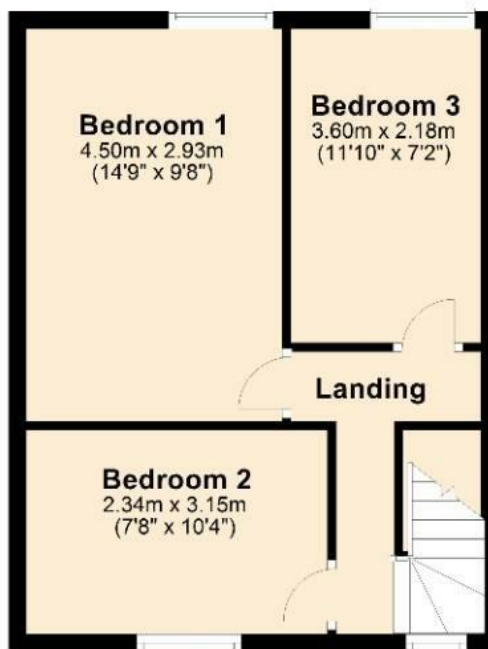
## Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)

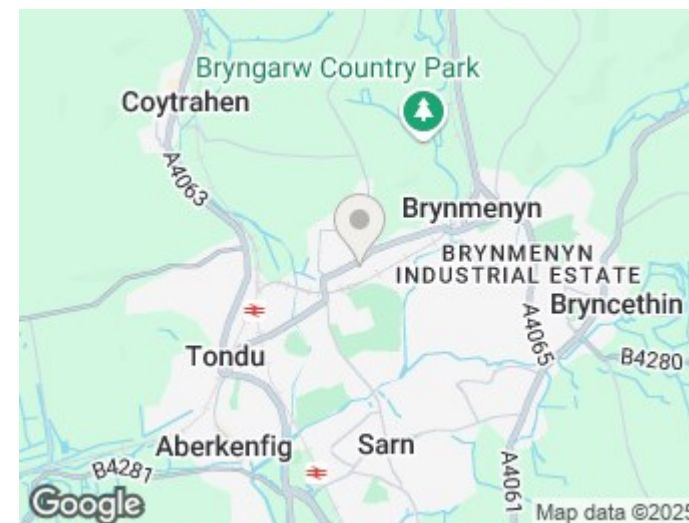



## First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 91.5 sq. metres (984.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>63</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>63</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Scan to view property

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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