



19, Bryntirion Hill
Bridgend, CF31 4BY

Watts
& Morgan



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£395,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A generous 3 double bedroom detached family home situated in a popular location off Bryntirion Hill in Bridgend. The property is located just a short walk from local schools, shops, Bridgend Town Centre, Newbridge Fields and offering great access to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining/sun-room, utility and ground floor shower room. First floor; 3 double bedrooms and a family bathroom. Externally offering a private drive to the front, single garage and a landscaped south-facing rear garden.

Directions

Bridgend town centre - 1.0 Miles Cardiff -21. 0 Miles J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the welcoming hallway with wood strip flooring, carpeted staircase with an iron balustrade leads up to the first floor, built-in storage cupboard and all doors lead off. The ground floor shower room is fitted with a 3-piece suite comprising of a shower enclosure with tiled splash-backs, wash hand basin and a WC with vinyl flooring and a window to the front. The living room is a great sized reception room with a bay window overlooking the front, continuation of wood flooring and a central feature wood burner. To the rear is the open-plan kitchen/dining/sun-room. It is a great space for entertaining with tiled flooring throughout and aluminium bi-folding doors opening out to a south-facing garden. There is ample space for both freestanding lounge and dining furniture. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary quartz surfaces over with a central island with continuation of work surfaces and further storage. Integrated appliances to remain include; oven with grill, 5-ring gas hob and an 'AEG' stainless steel extractor hood over, fridge/freezer and wine cooler. The kitchen benefits from coordinating splash-backs, inset stainless steel sink with mixer tap and drainer and a door leads into the utility. The utility is fitted with wall and base units with work surfaces over, tiled flooring and a matt black sink with drainer. There is a PVC door opening out to the rear garden and a door leading into the garage. The utility has space for 3 freestanding appliances and a built-in storage cupboard.

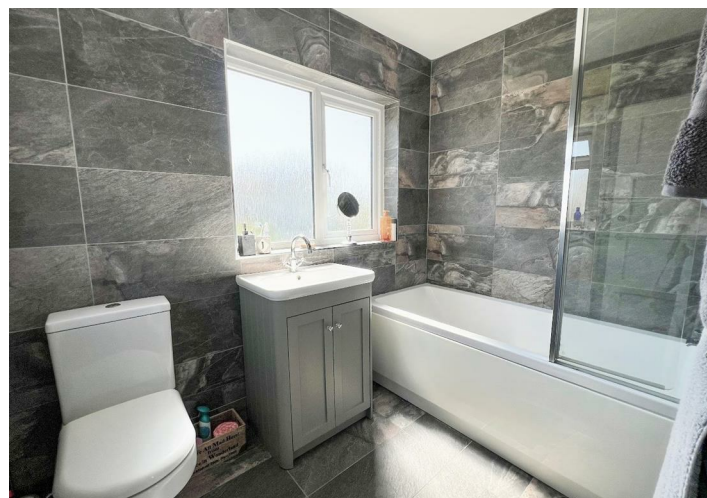
The first floor landing offers carpeted flooring, a window to the side aspect and access to the loft hatch. Bedroom One is a generous double bedroom with carpeted flooring, windows over-looking the front and built-in wardrobes. Bedroom Two is a second spacious double bedroom with carpeted flooring, built-in wardrobes and double doors opening to a Juliette balcony. The third double bedroom has a built-in storage cupboard, carpeted flooring and windows to the front. The family bathroom is fitted with a modern 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With fully tiled walls and flooring, chrome ladder radiator and a window to the rear.

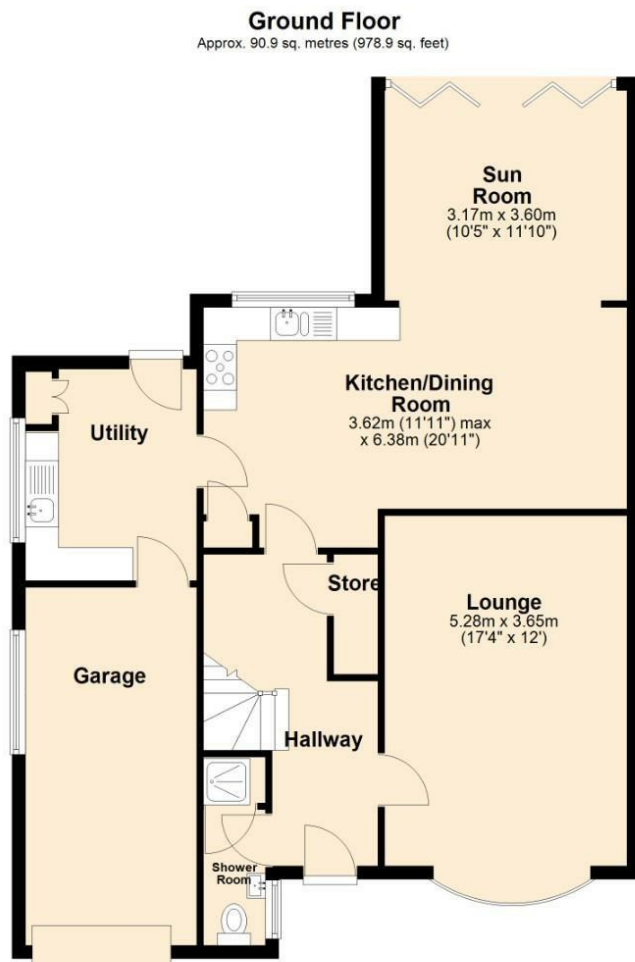
GARDENS AND GROUNDS

Approached off Bryntirion Hill, no. 19 is set back off the main road and benefits from a private drive to the front with off-road parking for 2 vehicles in front of the single integrated garage. The garage has a manual up and over door, power supply and houses the gas combi boiler. There is side access around to the rear garden. To the rear is a beautifully landscaped south-facing garden consisting of a spacious paved patio area and the remainder is laid with timber decking and artificial grass. The garden benefits from an array of colourful shrubs and flowers, greenhouse and all enclosed via timber fencing.

ADDITIONAL INFORMATION

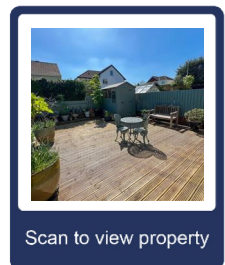
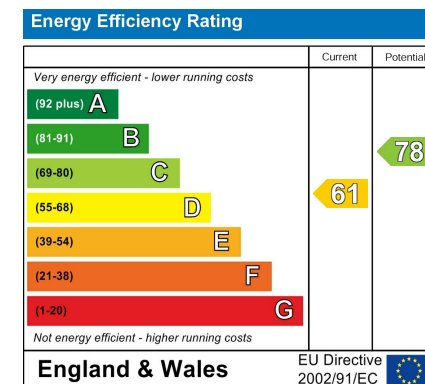
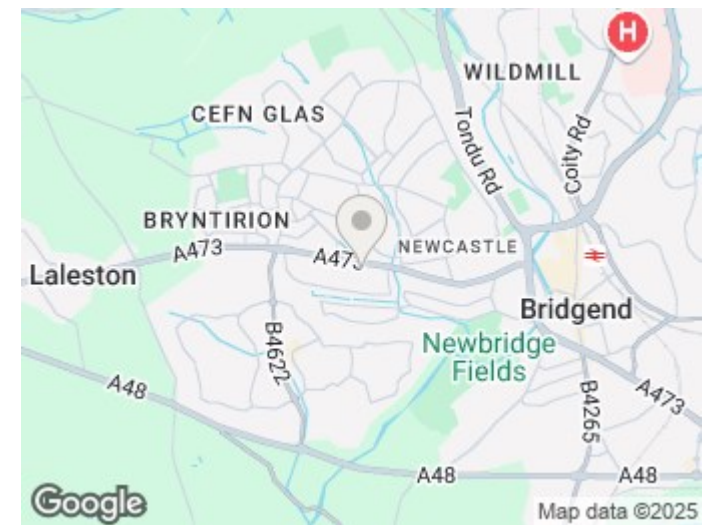
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'F'.





Total area: approx. 145.0 sq. metres (1560.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



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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