



27, Maes Brynach
Bridgend, CF32 9NA

Watts
& Morgan



27, Maes Brynach

Brynmenyn, Bridgend CF32 9NA

Offers In Excess of £270,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented 3 bedroom detached property being sold with no onward chain. Situated in the popular Permission development in Brynmenyn. Situated within walking distance of Bryngarw Country Park, local shops, schools and amenities. Conveniently offering great access to both Bridgend town centre and J36 of the M4 motorway

Accommodation comprises; entrance hall, lounge, kitchen/dining room, utility and WC. First floor; main bedroom with dressing room/study (potential en-suite shower room), 2 further double bedrooms and a family bathroom. Externally offering a private driveway, single garage and a well maintained rear garden. EPC Rating; 'B'.

Directions

* Bridgend Town Centre - 4.0 Miles * Cardiff City Centre - 24.0 Miles * J36 of the M4 -1.6 Miles

Your local office: **Bridgend**

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a PVC door into the entrance hallway with carpeted flooring, built-in storage and a staircase up to the first floor. The living room to the front of the property benefits from carpeted flooring, a window to the front and a central feature electric fireplace with hearth and surround.

The ground floor WC is fitted with a 2-piece suite comprising of a dual flush WC and a wash hand basin with tiled splash-back and tiled flooring.

The open-plan kitchen/dining room, to the rear, benefits from tiled flooring, windows to the rear and patio doors opening out to the garden. There is ample space for a freestanding dining table. The kitchen has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over. Appliances to remain include; a stainless steel sink, integrated fridge and freezer, dishwasher and 4-ring gas hob with oven, grill and stainless steel extractor fan. Leading into a utility fitted with wall and base units and work surfaces over with continuation of tiled flooring and a partly glazed door to the side of the property. There is space and plumbing provided for two appliances and the utility also houses the gas boiler and has a built in storage cupboard.

The first floor landing offers carpeted flooring and access to the loft hatch. The loft hatch has a pull-door ladder and is partly boarded. There is a built-in airing cupboard and all doors lead off.

To the front of the property is bedroom one, it is a great sized main bedroom with carpeted flooring, windows to the front and leading into a dressing room/study with a window to the front, tiling to the walls, carpeted flooring and plumbing is provided to be converted into a potential en-suite.

Bedrooms two and three are both further good sized double bedrooms with carpeted flooring and windows to the rear.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the side.

GARDENS AND GROUNDS

Approached off Maes Brynach, no. 27 benefits from a tarmac driveway to the side with off-road parking for 2 vehicles in front of the single garage with manual up and over door. To the rear of the property is a fully enclosed garden with an outdoor patio area; ideal for outdoor furniture. The remainder is laid to lawn and all enclosed via timber fencing. There a side gate providing access out to the driveway.

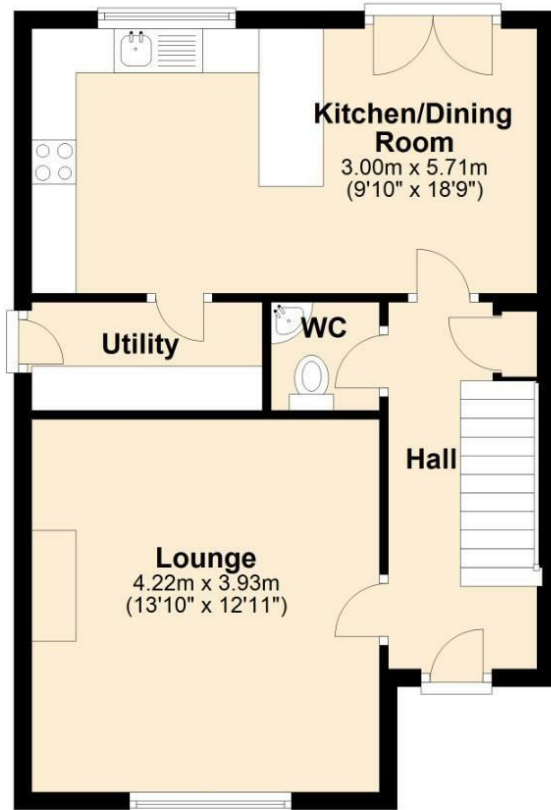
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'D'. Estate Management fees apply.



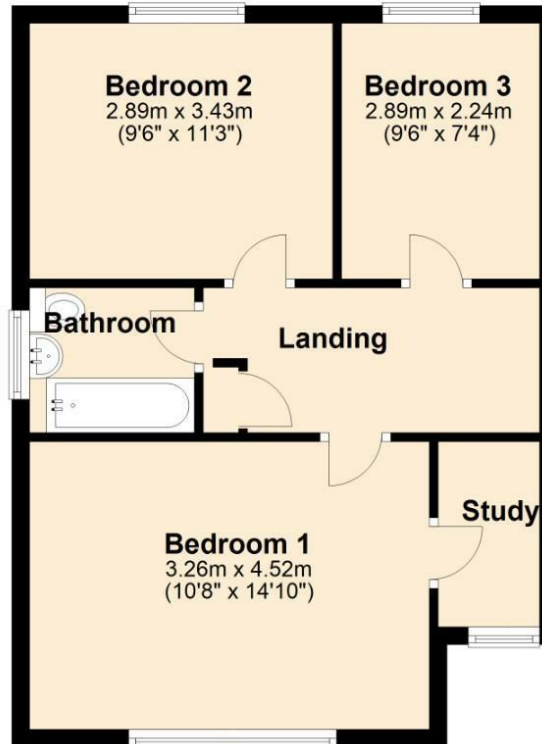
Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)

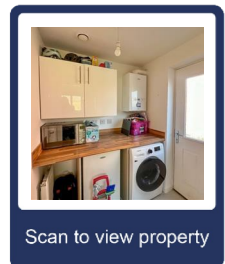


Total area: approx. 92.0 sq. metres (990.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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