



7 Bryn Henllan, Brynna,
Pontyclun, RCT, CF72 9SG

Watts
& Morgan



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Guide Price £325,000 Freehold

3 Bedrooms | 2 Bathrooms | Open-Plan Living

A fully renovated, and extended, delightful bungalow located in the centre of Brynna village. Offering contemporary open-plan living, with a corner position and three double bedrooms. Just a short drive to J35 of the M4, and within walking distance of Brynnau Primary School. Accommodation comprises; entrance hallway, open-plan living/kitchen, utility room, three double bedrooms, a 4-piece en-suite bathroom and family shower room. Gated driveway parking leading to a single detached garage. Low maintenance patio and astro-turf gardens. Viewing highly recommended to appreciate this high-quality true bungalow.

No ongoing chain.

EPC Rating; E.

Directions

Cowbridge Town Centre – 8.0 miles

Cardiff City Centre – 22.2 miles

M4 Motorway J35 – 2.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Within a five minute drive of M4 J35 (Pencoed); this true bungalow has been extended and renovated to a high standard. The refurbishment includes a new roof, windows, doors, gas boiler and re-wiring.

Offering contemporary open plan living with triple bi-folding doors opening onto the south-facing porcelain patio, seamlessly blending indoor/outdoor living.

The central hallway with broad composite door is a long entrance space with ample space for cloaks and shoes; with two fitted storage cupboards, an airing cupboard and a loft hatch.

Running the width of the bungalow lies the open-plan sleek living space with generous lounge offering bi-folding doors with built-in blinds, and additional floor-to-ceiling window to the west side. This generous reception room leads into the kitchen/dining area enjoying a range of high-gloss wall and base units with marble-effect surfaces and central island with space for high stools. Above the central island is a large glass Velux window providing plenty of natural light. Furthermore, enjoying a range of integral 'Lamona' appliances to remain to include; double oven, grill, dishwasher and fridge/freezer.

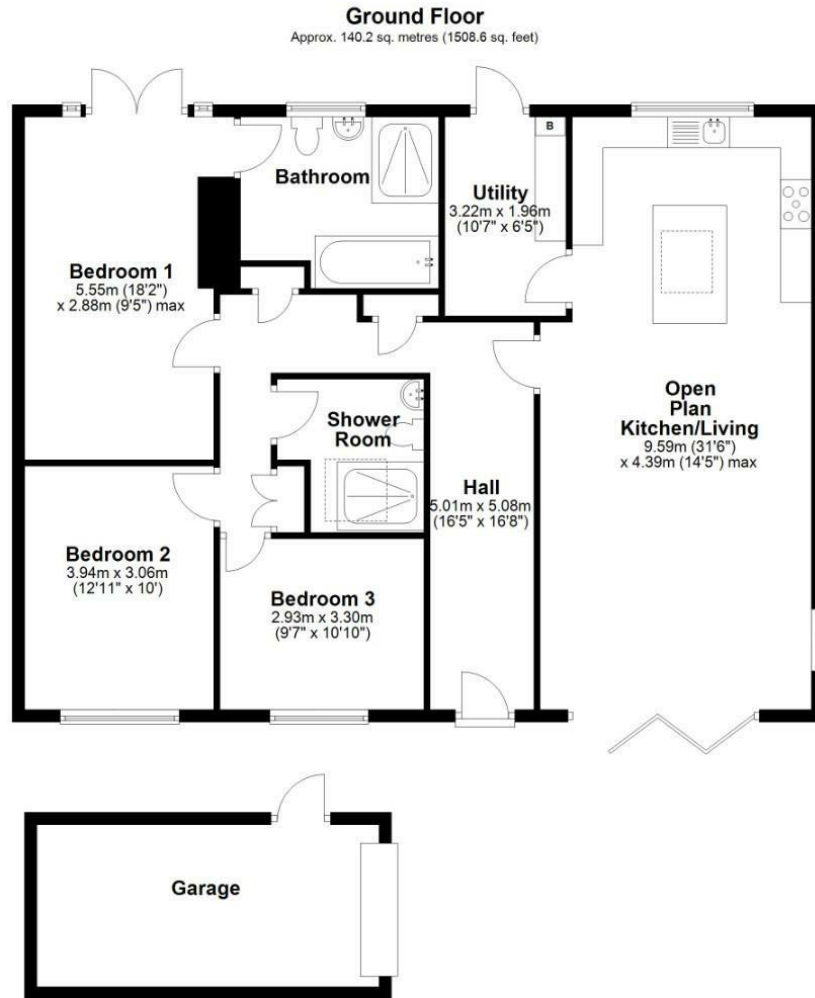
Adjacent to the kitchen is a useful utility room with plumbing and space for two appliances, with access onto the rear garden. The gas combi boiler is located here,

The opposite end of the bungalow is where all bedroom accommodation lies.

The principal bedroom is a delightful double room with French doors leading onto the astro-turf garden, and benefits from its own stunning 4-piece en-suite bathroom with separate bath and large walk-in shower.

There are two further double bedrooms with space for freestanding wardrobes and have shared use of the family shower room with large Velux window.





Total area: approx. 140.2 sq. metres (1508.6 sq. feet)

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

GARDENS AND GROUNDS

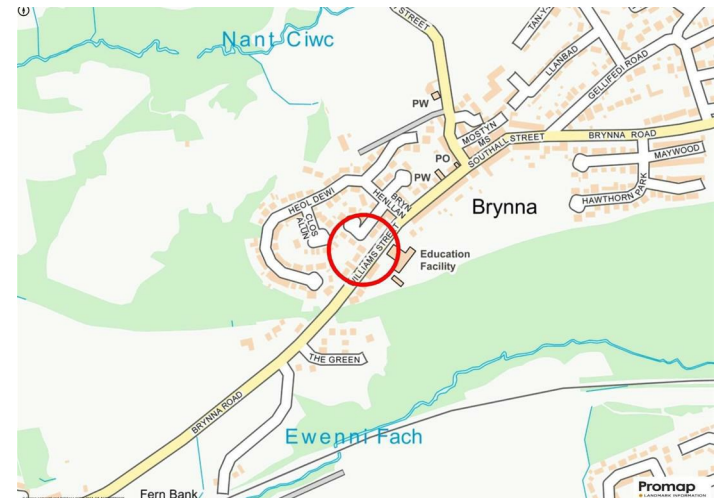
7 Bryn Henllan sits on the main road through Brynna village and positioned directly opposite Brynnau Primary School.

This true, semi-detached bungalow benefits from a corner plot position with a double gated resin driveway (to be completed) providing ample off-road parking leading to a detached single garage with full power supply.

The wrap-around low maintenance gardens enjoy a south-facing porcelain patio area; accessed directly from the living space, and an astro-turf rear garden is enclosed with close-board fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Newly installed (2023) gas-fired combi boiler and electrical wiring. Council tax band 'C'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(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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