



## Bryntirion Hill, ##Invalid £450,000

- Extended 4 bedroom Semi-detached property
- Underfloor heating to the open plan kitchen
- Garden Office and Hot tub area to the garden
- Council Tax Band E
- Beautifully presented.
- EPC Rating: Awaited



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## About the property

We are delighted to present this beautifully extended four-bedroom semi-detached property, situated in the highly sought-after location of Brintyrion Hill, Bridgend. This stunning family home offers versatile living spaces, a modern design, and thoughtful touches throughout including underfloor heating.

Upon entering, you are greeted by a spacious and welcoming entrance hall that sets the tone for the property. The main reception room, located to the front, features a charming curved bay window and a multi-fuel log burner, creating a cosy yet elegant space. The property then flows seamlessly into a breathtaking open-plan kitchen, dining, and lounge area, flooded with natural light from Velux lantern lights with access to the beautifully landscaped rear garden.

Additional ground floor features include a separate sitting room, currently used as a home gym, a utility room, and a downstairs cloakroom, offering flexibility and practicality for modern living.

The first floor hosts four bedrooms, including a luxurious master suite. This impressive space comes complete with fitted wardrobes and a spacious ensuite bathroom. Two further double bedrooms, one with a bay window, and a fourth bedroom currently used as a home office, are serviced by a large and well-appointed family bathroom.

The rear garden is a true highlight, featuring a summer house equipped with power and electrics, currently used as a movie room, as well as a dedicated hot tub area-perfect for relaxing.





## Accommodation

### Entrance Hall

### Lounge

13' 1" x 13' 3" plus bay ( 3.99m x 4.04m plus bay )

### Open Plan Lounge/Diner/Kitchen

### Living/Diner Area

12' 1" max x 20' 5" max ( 3.68m max x 6.22m max )

### Kitchen Area

### Sitting Room/Gym

8' 5" x 17' 4" ( 2.57m x 5.28m )

### Utility Room

8' 5" x 4' 9" ( 2.57m x 1.45m )

### Cloakroom

### First Floor

### Landing

### Bedroom One

10' 9" max x 23' 1" max ( 3.28m max x 7.04m max )

### Ensuite

### Bedroom Two

12' 5" max x 14' max ( 3.78m max x 4.27m max )

### Bedroom Three

11' 8" x 12' 1" ( 3.56m x 3.68m )

### Bedroom Four

7' 4" x 6' 8" ( 2.24m x 2.03m )

### Bathroom

### Externally

### Garden Office

13' 4" x 19' 2" ( 4.06m x 5.84m )

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## Floorplan



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