



Bronvair Brynheulog, £300,000

- Semi-Detached Dormer Bungalow
- Two Spacious Bedrooms with additional loft space
- Off Road Parking & Garage
- Council Tax Band C
- Easy Access To M4
- EPC Rating: D



 3  1  1



About the property

Located in the desirable and quiet area of Brynheulog, Brynmenyn, this generously sized three-bedroom semi-detached dormer bungalow offers a rare opportunity to acquire a versatile and well-maintained home, ideal for a growing family or those seeking spacious single-level living with potential to extend further.

Set on a large, beautifully landscaped plot, the property benefits from mature gardens, a gated driveway with ample parking, a detached garage to the rear, and a lovely front lawn area creating an impressive kerb appeal.

The ground floor accommodation comprises an entrance porch leading to a spacious reception room, a fitted kitchen, a separate utility room, two well-proportioned bedrooms, an additional reception room that could easily serve as a third bedroom, and a bright conservatory overlooking the rear garden-perfect for enjoying the peaceful surroundings year-round.

To the first floor, the property offers three loft space rooms with excellent potential to be converted into further bedrooms or office space (subject to the relevant planning permissions), providing fantastic scope to tailor the home to your needs.

Accommodation

Entrance Porch

Dining Room - 18' 5" x 10' 11" (5.61m x 3.33m)

Kitchen - 15' x 5' 10" (4.57m x 1.78m)

Side Porch

Rear Hall

Utility Room

Lounge - 14' 7" x 10' (4.45m x 3.05m)

Conservatory - 11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom One - 11' x 9' (3.35m x 2.74m)

Bedroom Two - 10' x 7' 11" (3.05m x 2.41m)



01656 657201

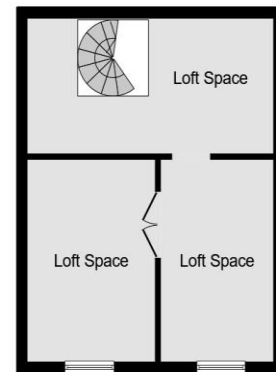
bridgend@peteralan.co.uk



Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

