



## Bronvair Brynheulog, Brynmenyn

£290,000 Freehold

THREE BEDROOM SEMI DETACHED BUNGALOW • EXCEPTIONAL CORNER PLOT WITH BEAUTIFULLY LANDSCAPED GARDEN • LOUNGE WITH GABLE END CONSERVATORY • THREE BEDROOMS • SHOWER ROOM RENOVATED IN 2024 • RENOVATED KITCHEN IN 2025 • NEW ROOF IN 2021 AND NEW COMBI BOILER IN 2021 • REAR GARAGE WITH INTERNAL DOOR FROM THE GARDEN • SPACIOUS DRIVE AND FRONT GARDEN • LOFT ROOMS ACCESSED VIA SPIRAL STAIRCASE • DINING ROOM/BEDROOM THREE • UTILITY/STORE AREA • MUST TO VIEW TO APPRECIATE • 360 TOUR

**DanielMatthew**  
ESTATE AGENTS



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- EXCEPTIONAL CORNER PLOT WITH BEAUTIFULLY LANDSCAPED GARDEN
- LOUNGE WITH GABLE END CONSERVATORY
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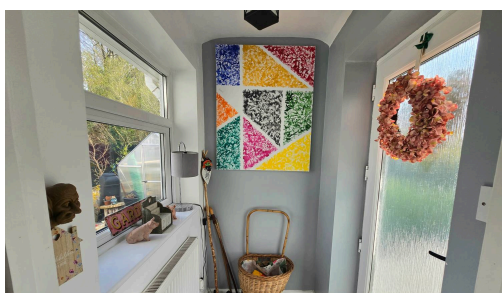


Impressive 3-bed semi-detached bungalow on a corner plot with conservatory, new kitchen, modern shower room, loft rooms, garage, and prime location near schools, shops, and transport. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### **KITCHEN**

Renovated kitchen in 2025, UPVC double glazed window to side aspect, Range of wall and base units with complimentary worktop, ceramic sink, space for a washing machine, electric hob with extractor over, electric oven, alcove for space for a fridge freezer, plain walls, plain ceiling and tile flooring, access to the side UPVC double glazed door.

### **LOUNGE**

Lounge with double glazed doors out to the beautiful conservatory over looking this exceptional garden, plain walls, plain ceiling, radiator and wood flooring,

### **CONSERVATORY**

Beautiful Gable End conservatory bathing extra natural light into this additional living space over looking the garden, plain wall and ceiling, carpet flooring and side UPVC double glazing doors.



### **STORE**

Side store room with space for a tumble dryer, base units with complimentary worktop, tile flooring, plain walls, radiator, polycarbonate roof and rear UPVC door and window.

### **BEDROOM THREE/DINING ROOM**

UPVC double glazed bay window to front aspect, plain wall, plain ceiling, luxury vinyl tile flooring, radiator, access to the front entrance, spiral staircase to the loft rooms, Used as a dining room but could be a bedroom as the property has a additional main door to the kitchen area.



## **SHOWER ROOM**

Renovated shower room, renovated in in 2024 with fully tiled walls and floor, plain ceiling, modern Victorian towel radiator, walk in shower enclosure with side glass screen, vanity wash hand basin and wc, UPVC double glazed window.

## **BEDROOM ONE**

Double glazed window to rear aspect, plain walls, plain ceiling, double fitted storage, radiator and luxury vinyl tile flooring.

## **BEDROOM TWO**

Double glazed window to side aspect, plain walls, plain ceiling, double fitted storage, radiator and luxury vinyl tile flooring.

## **INNER HALLWAY**

Inner hallway with access to ground floor rooms, plain walls, plain ceiling, radiator and luxury vinyl tile flooring.

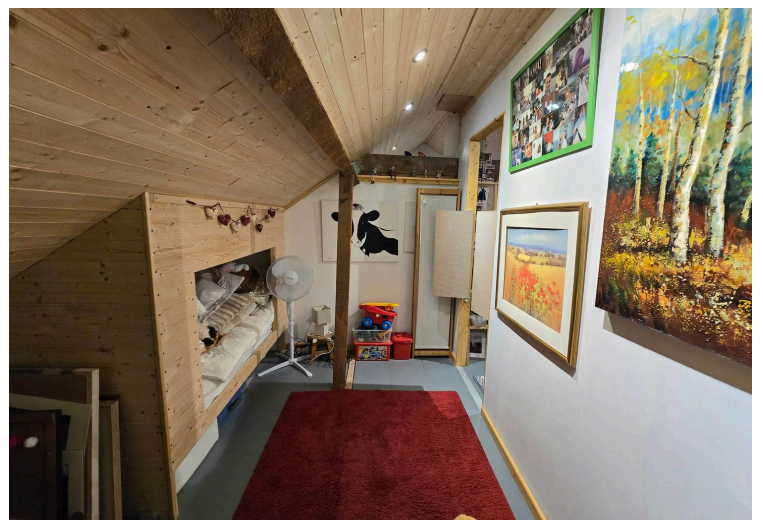
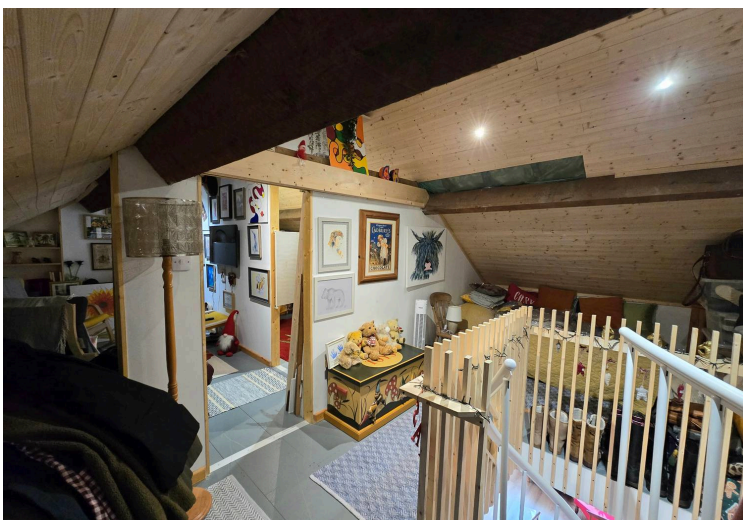
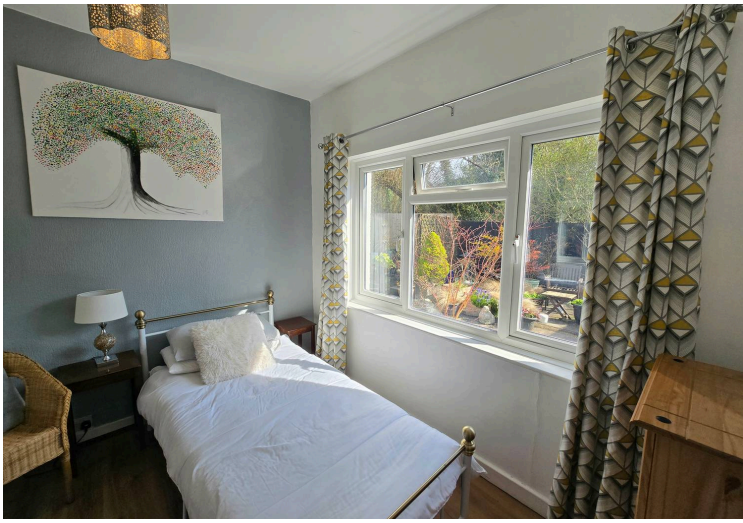
## **LOFT SPACE**

Spiral staircase with access to loft space rooms, presently used for storage and can accommodate a bed and additional loft space room have a built in children's bed, wall mounted boiler installed 2021. (additional beams installed and checked by a builder but not signed off to regulations).

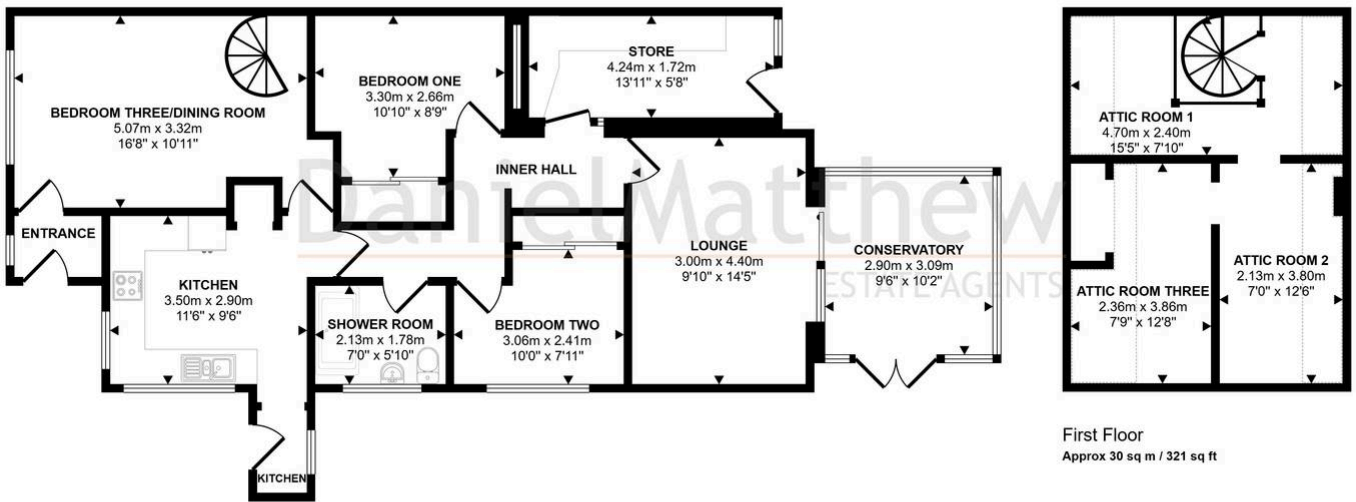
## **Garden**

REAR- Exceptional corner plot garden which has been thoughtfully landscaped with





Approx Gross Internal Area  
125 sq m / 1350 sq ft



Ground Floor  
Approx 96 sq m / 1029 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.