



1 Llangeinor Road, Brynmenyn – CF32 9LY
Bridgend

Offers in Region of **£235,000**

1 Llangeinor Road

Brynmenyn, Bridgend

Welcome to this beautifully presented three bedroom semi detached house, perfect for families or anyone looking for a stylish and comfortable home. Step inside and you'll find a bright and airy living space, decorated in neutral tones that make it easy to add your own touch. The modern kitchen / diner is the heart of the home (great for both everyday meals and entertaining friends), with plenty of storage and worktop space. Upstairs, there are three good-sized bedrooms, all finished to a high standard, and a contemporary family bathroom. The property also benefits from a garage with a handy utility area. Off road parking to the front. This home is immaculately maintained throughout, so you can move straight in and start enjoying your new space right away. Whether you're upsizing, downsizing, or just looking for a fresh start, this property ticks all the boxes for modern living. Don't miss your chance to view this fantastic home - get in touch today to arrange a viewing and see it for yourself.

- Three bedroom semi detached house
- Immaculately presented throughout
- Kitchen / diner
- Garage with utility
- Off road parking to the front
- Enclosed and private rear garden





Entrance

Via part glazed PVCu door into the entrance porch.

Entrance porch

5' 9" x 3' 8" (1.75m x 1.13m)

Wood panelled ceiling, exposed external walls, vinyl flooring in tile effect and PVCu panels overlooking the side and front with dwarf wall. PVCu frosted double glazed door leading into the entrance hall.

Entrance hall

Centre pendant light, smoke alarm, radiator, wall mounted electric consumer box and original flooring which has been sanded and stained. Stairs leading to the first floor and door leading into the lounge.

Lounge

15' 1" x 11' 3" (4.59m x 3.44m)

Coving, continuation of the original floorboards, PVCu double glazed window overlooking the front of the property and radiator. Feature chimney breast with working log burner and tiled hearth. Door leading to the kitchen/diner.

Kitchen / diner

14' 6" x 8' 10" (4.41m x 2.70m)

Two centre lights, LVT flooring in wood effect, PVCu double glazed doors leading out to the rear and PVCu frosted door leading out to the side. PVCu double glazed window overlooking the rear garden and radiator. A range of base and wall units in shaker style wood effect with complementary square edge work tops housing an inset stainless steel sink with chrome mixer tap with instant hot water and tiling to the splash back areas. Integrated electric oven, four ring gas burner with overhead extractor fan. Integrated fridge/freezer and dishwasher. Space for family dining table.



Landing

Via stairs with fitted carpet. Doors leading to three bedrooms and family bathroom. Loft access via a drop down ladder housing the gas combination boiler. Centre light, fitted carpet and PVCu double glazed window overlooking the side of the property.

Family bathroom

6' 4" x 5' 6" (1.92m x 1.68m)

Centre light, extractor fan, part panelled and emulsioned walls with tiling to the splash back areas and vinyl flooring in tile effect. Three piece suite comprising low level WC, vanity wash hand basin with chrome mixer tap and bath with chrome mixer tap and overhead chrome mixer shower with handheld shower attachment and folding glass screen. PVCu frosted double glazed window overlooking the side of the property and chrome towel radiator.

Bedroom 1

13' 0" x 8' 2" (3.95m x 2.49m)

Pendant light, fitted carpet, radiator and PVCu double glazed window to the front.

Bedroom 2

10' 10" x 8' 8" (3.30m x 2.64m)

Pendant light, feature wood panelled walls, fitted carpet, PVCu double glazed window to the rear and radiator.

Bedroom 3

10' 0" x 6' 1" (3.05m x 1.85m)

Pendant light, fitted carpet, radiator and PVCu double glazed window overlooking the front. Built in storage over the stairs.

Outside

Off road parking to the front and good size area laid to lawn with decorative stone pathway leading to the front door. Good size enclosed and private rear garden, laid to patio with paved steps leading to an area laid to decorative stone with garden furnishings. Wooden decked area with seating, pathway leading to the rear of the garden with greenhouse and laid to lawn with mature shrubbery. Outside tap.

Garage / utility

Garage accessed via a traditional up and over door with lean-to utility space to the rear of the garage with power and lighting housing the washing machine and space for fridge/freezer.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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