



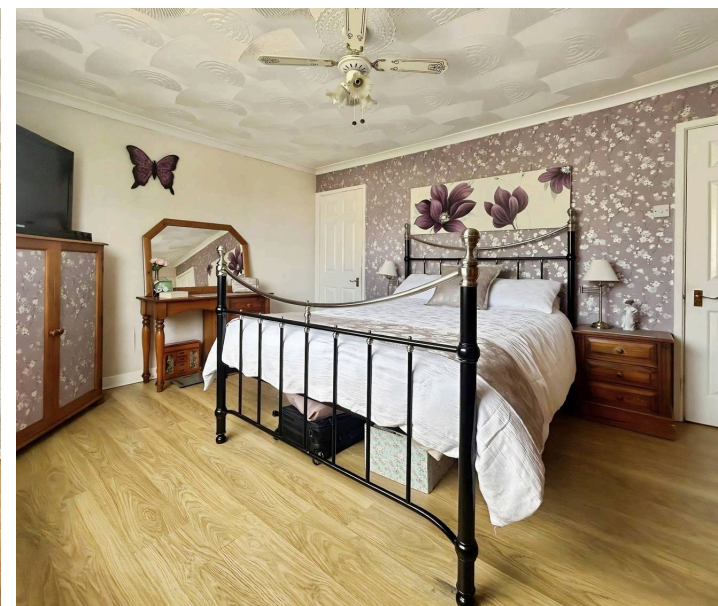
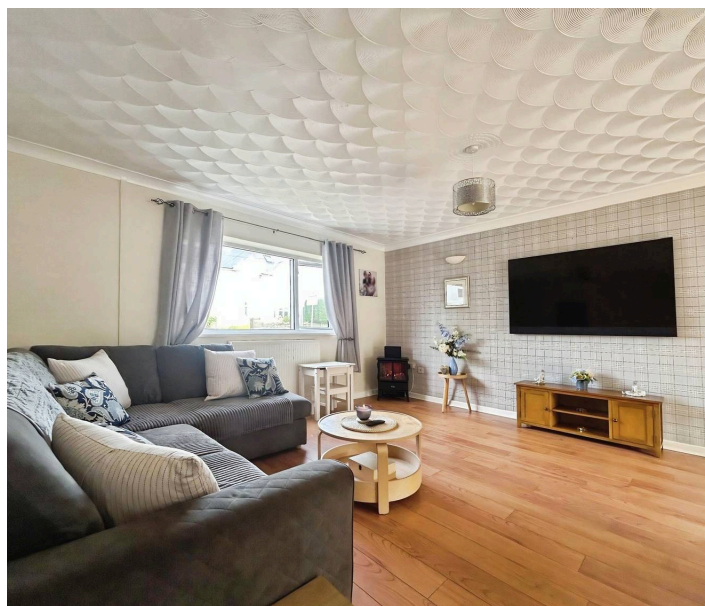
Brynmil House Brynna Road, Pencoed – CF35 6PD
Bridgend

Offers Over **£400,000**

Brynmil House Brynna Road

Pencoed, Bridgend

This impressive four/five bedroom detached house offers spacious and versatile accommodation, ideal for growing families or those seeking flexible living arrangements. Upon entering, you are welcomed by a generous entrance hall that leads to three well-proportioned reception rooms, providing ample space for relaxing, entertaining, or creating a home office or playroom as desired. The modern kitchen is thoughtfully designed with a range of fitted units and integrated appliances, ensuring both practicality and style. The ground floor also benefits from a convenient shower room, adding to the property's flexibility and appeal for guests or multigenerational living. Upstairs, the property boasts four comfortable bedrooms, each with plenty of natural light and storage options, while the principal bedroom enjoys the added luxury of an en suite shower room for privacy and convenience. Generous size family bathroom that caters to the needs of a busy household. Throughout the home, a neutral décor enhances the sense of light and space, creating an inviting and comfortable environment. Additional features include a garage, providing secure storage or parking, and ample driveway parking for multiple vehicles, making this property ideal for families with several cars or those who enjoy hosting visitors. Located in a sought-after residential area, this detached house combines generous living spaces with practical features to create a superb family home.





Viewing is highly recommended to fully appreciate the quality and flexibility this property has to offer.

- Four / five bedroom detached house
- Three reception rooms
- Family bathroom and en suite to the first floor
- Downstairs shower room
- Garage and ample parking
- Viewing highly recommended

Entrance

Via PVCu part glazed door with side panel into the entrance hall.

Entrance hall

Textured and coved ceiling with centre light, emulsioned walls, skirting, wood effect laminate flooring, radiator and stairs leading to the first floor. Doors leading off.

Reception 1 / lounge

23' 8" x 14' 8" (7.21m x 4.47m)

Lovely size room finished with textured and coved ceiling with two centre lights, papered walls, skirting, wood effect laminate flooring, two radiators, PVCu window overlooking the front and PVCu sliding door overlooking the rear garden.

Reception 2

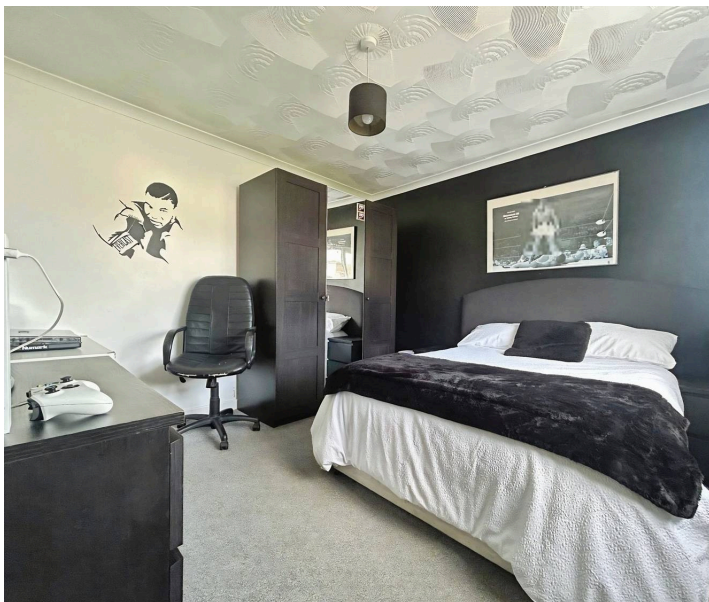
12' 9" x 12' 2" (3.89m x 3.70m)

Textured and coved ceiling with centre light, papered walls, skirting, continuation of the wood flooring and large PVCu window overlooking the front of the property.

Reception 3 / bedroom 5

12' 10" x 10' 5" (3.92m x 3.17m)

Textured and coved ceiling with centre light, smoke alarm, loft access, emulsioned walls, skirting, radiator, PVCu window overlooking the front of the property.



Downstairs shower room

10' 1" x 7' 7" (3.07m x 2.32m)

Skimmed and coved ceiling with inset spot lights, part skimmed / part tiled walls, radiator, PVCu obscured window overlooking the rear of the property and storage cupboards. Three piece suite comprising freestanding pedestal wash hand basin with chrome mixer taps, low level WC and fully tiled single shower with wall mounted electric shower and plastic shower screen.

Kitchen

12' 1" x 10' 2" (3.68m x 3.10m)

Overlooking the rear of the property via PVCu double glazed window and finished with textured and coved ceiling with inset spot lights and centre spot light, radiator, papered walls and tiled flooring. A range of wall and base shaker style units in walnut with quartz square edge complementary work surfaces and tiling to the splash backs. Single stainless steel sink with swan mixer tap, built in oven with inset electric hob and stainless steel extractor. Space for dishwasher and fridge/freezer. Door leading into the utility room.

Utility room

10' 6" x 6' 0" (3.21m x 1.84m)

Textured and coved ceiling with centre fluorescent lighting, skimmed walls, skirting, radiator and a continuation of the tiled flooring. Space for under counter appliances such as; washing machine and tumble dryer. combination boiler and PVCu door leading out to the rear garden and PVCu window overlooking the side garden. Part glazed panelled door leading into a further reception room.

Landing

Via stairs with fitted carpet with a gallery landing. Textured and coved ceiling with centre light and loft access, large PVCu double glazed window overlooking the front, radiator and fitted carpet. Doors leading off.

Bedroom 1

14' 7" x 10' 11" (4.45m x 3.32m)

Overlooking the front of the property via PVCu double glazed window and finished with textured and coved ceiling with centre fan light, papered walls, skirting and laminate flooring. Door leading to the en suite.

En suite

8' 6" x 3' 0" (2.58m x 0.92m)

Textured and coved ceiling with centre light, emulsioned walls with half height wood panelled wall, radiator and vinyl flooring in mosaic effect. Three piece suite comprising low level WC, wall mounted wash hand basin with chrome tap and fully tiled single shower.

Bedroom 2

11' 10" x 11' 1" (3.61m x 3.39m)

Overlooking the rear of the property via PVCu double glazed window and finished with textured and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet and radiator.

Bedroom 3

11' 5" x 11' 2" (3.49m x 3.41m)

Overlooking the front of the property via PVCu double glazed window and finished with textured and coved ceiling with centre light, emulsioned walls, skirting, radiator and fitted carpet.

Bedroom 4

11' 10" x 18' 3" (3.60m x 5.57m)

Overlooking the rear garden via PVCu double glazed window and finished with textured and coved ceiling with centre light, emulsioned walls, skirting, laminate flooring and radiator.

Family bathroom

9' 5" x 8' 6" (2.87m x 2.60m)

Textured and coved ceiling with centre light, part emulsioned / part tiled walls with dado rail, skirting, fitted carpet and radiator. PVCu obscured window overlooking the rear garden. Three piece suite comprising corner bath, freestanding pedestal wash hand basin with chrome taps and low level WC.

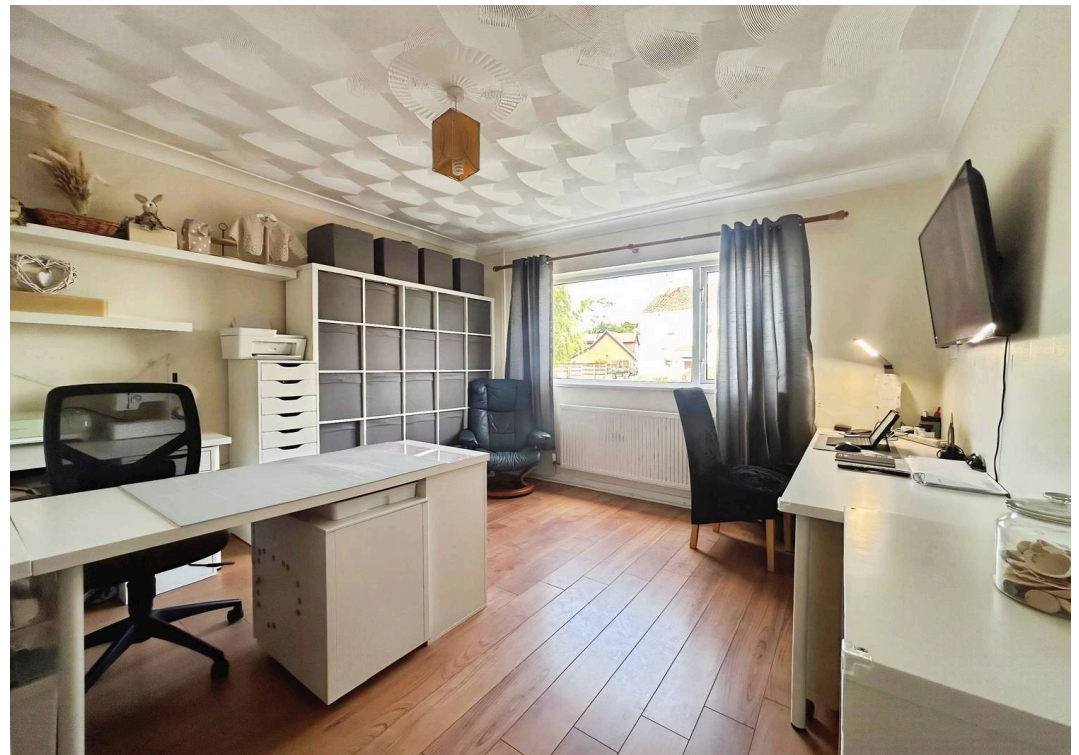
Outside

The front garden is bound by low block wall, laid to lawn with single gate access to the front door with paved path and laid to lawn with border of mature trees. Low maintenance rear garden laid to paving and shale with BBQ and seating area and bound by low block wall and gate leading to the side garden. The main garden is to the side of the property bound by part brick wall and feather board edging, large patio area with wooden pergola to remain. Laid to lawn with mature shrubs and trees. Pathway with wooden gate and steps leading to the garage.

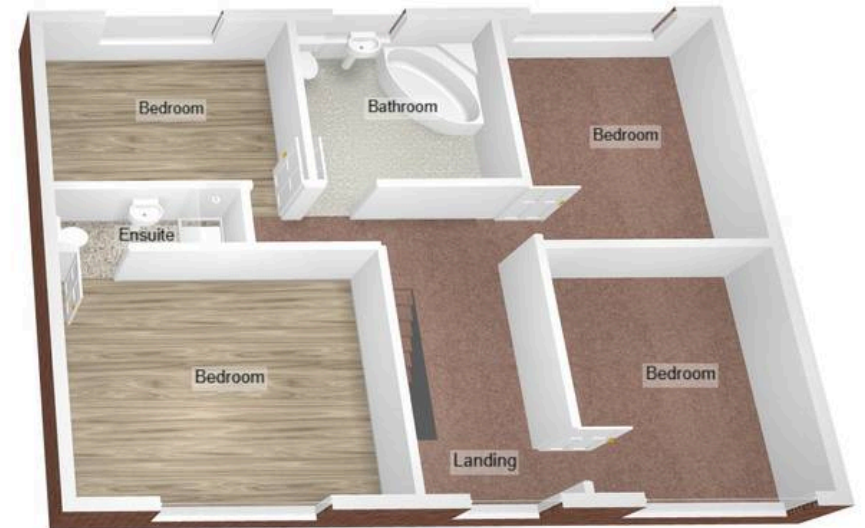
Garage

17' 0" x 14' 8" (5.19m x 4.47m)

Accessed via PVCu courtesy door to the side and up and over door with power and storage. Off road parking laid to shale for 6/7 vehicles.







Payton Jewell Caines

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