

2 Bryn Morfa, Bridgend - CF31 1HJ

Bridgend

Offers in Region of **£210,000**

2 Bryn Morfa

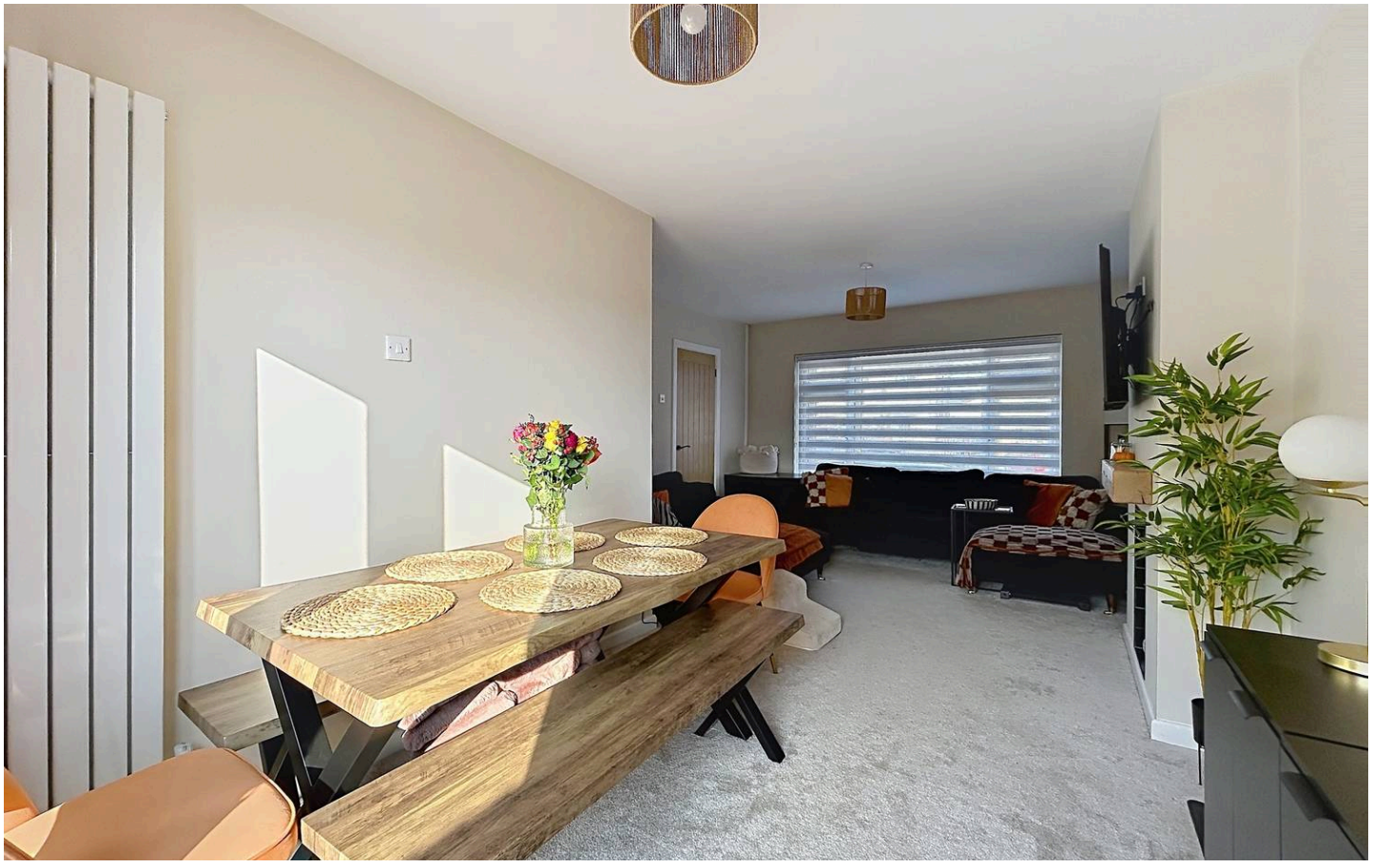
Bridgend

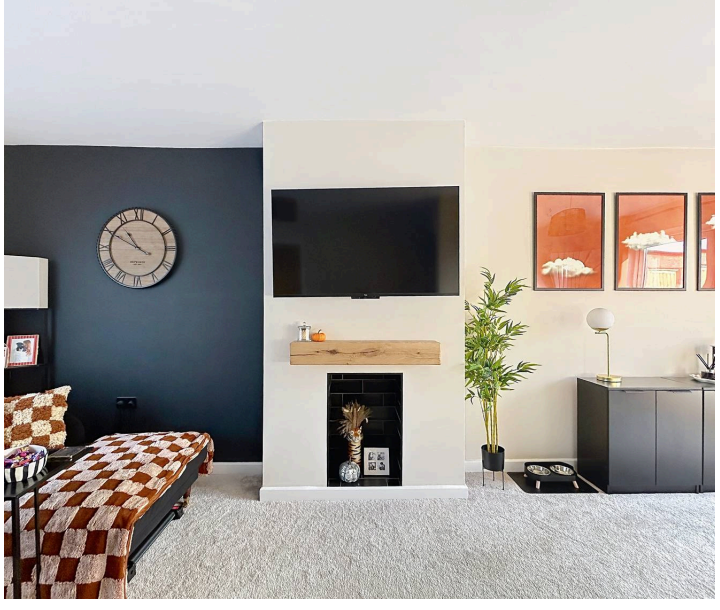
Step inside this stunning three bedroom semi detached home, which has been fully renovated from top to bottom to an exceptional standard. The property is immaculate throughout, featuring fresh plasterwork, updated electrics, and a brand new boiler with modern plumbing, so you can move straight in without lifting a finger. You'll love the stylish oak doors and the new flooring that runs throughout the house, giving every room a warm and contemporary feel. The spacious kitchen and living areas are bright and welcoming, thanks to new uPVC windows and doors (which also help with energy efficiency). All three bedrooms are generously sized, making this home ideal for families or those who need extra space for working from home. The bathroom is sleek and modern, finished to a high spec. The outbuilding, complete with plumbing, is currently used as a utility and storage area (perfect for keeping the house clutter free). Off road parking means you'll never have to worry about finding a space. The location is super convenient, with the hospital, M4, town centre, and train station all within easy reach, so commuting and running errands is a breeze. This is a truly move-in ready home you won't want to miss.

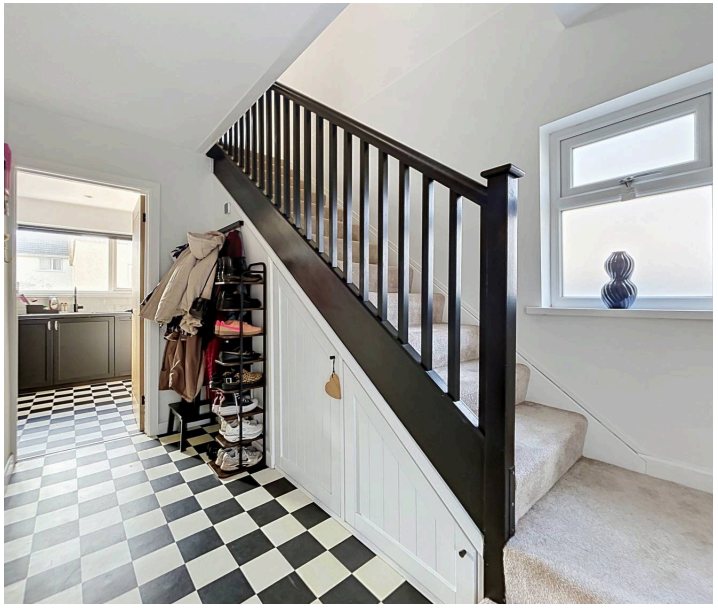












- Immaculate throughout and fully renovated to high standard
- Close to local amenities such as hospital, M4, and walking distance to town centre and train station
- New uPVC windows, doors, new boiler and plumbing, replastered throughout, and electrics updated
- Oak doors and new flooring throughout
- Low maintenance front and rear garden with off road parking
- Outbuilding with plumbing used a utility and storage

Entrance
Via new UPVC door with obscured glass panel.

Hallway
Spacious light hallway with lino flooring, radiator, understairs storage, doors leading off and stairs leading to first floor.

Lounge / Diner
21' 3" x 11' 11" (6.48m x 3.64m)
Large UPVC window, French doors, feature chimney wall, radiator, and carpet.

Kitchen
10' 8" x 8' 9" (3.25m x 2.67m)
Newly fitted, range of wall and base units, square edge marble effect top, integrated oven, electric oven and hob, dishwasher, space for fridge-freezer, and UPVC door.

WC
Hand wash basin, WC, spot lights, towel rail radiator, and vinyl floor.

Landing
Newly fitted carpet, and loft access.

Bedroom one
12' 7" x 9' 10" (3.83m x 3.00m)
Newly fitted carpet, radiator, two built in cupboards, and UPVC window looking over rear garden.

Bedroom two
10' 3" x 10' 2" (3.13m x 3.10m)
Vinyl flooring, radiator, UPVC window, and spot lights.

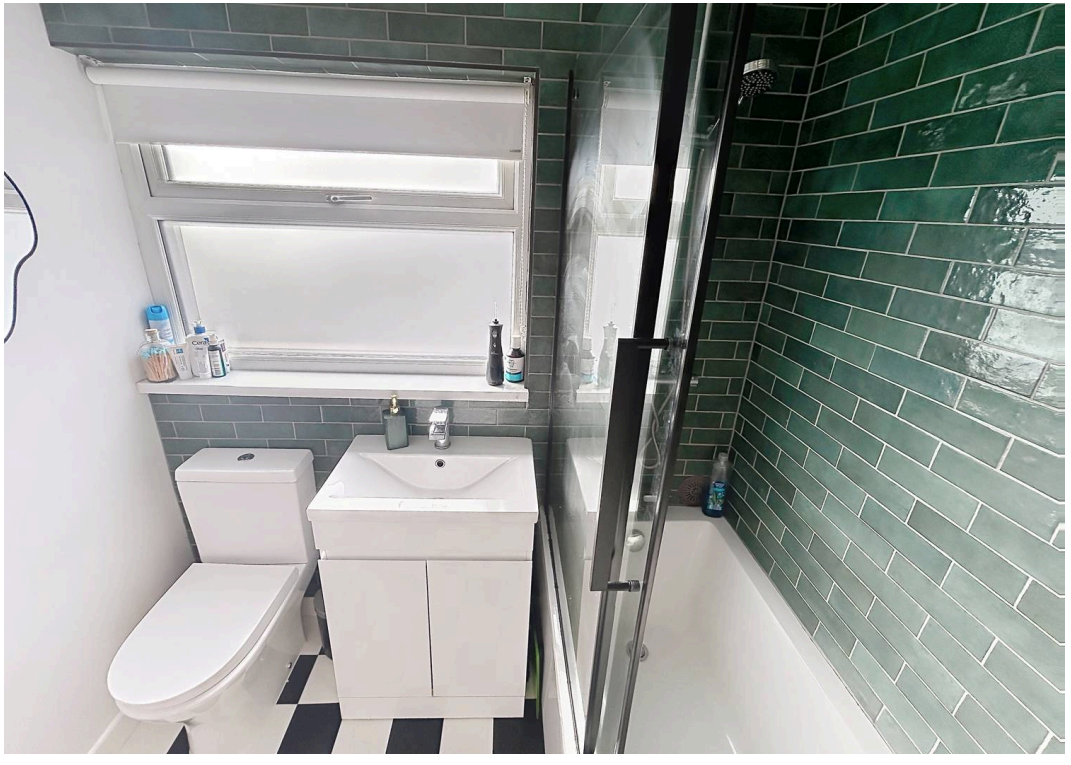
Bedroom three
8' 9" x 7' 2" (2.66m x 2.19m)
UPVC window, radiator, and newly fitted carpet. Bulk head has been turned into large built in storage cupboard.

Bathroom
6' 6" x 5' 5" (1.97m x 1.64m)
Inset spots, UPVC window, tiled splash back areas, bath with overhead shower and glass screen, W.C, built in vanity with handwash basin, towel radiator, and lino flooring.

Outside
To the front of property there is off road parking, bounded by low block wall, and low maintenance gravel drive. The property has been recently rendered. The fully enclosed rear garden is bounded by new fencing, part patio and part composite decking with glass balustrade. Outbuilding that is used as utility area with washing machine and storage space.



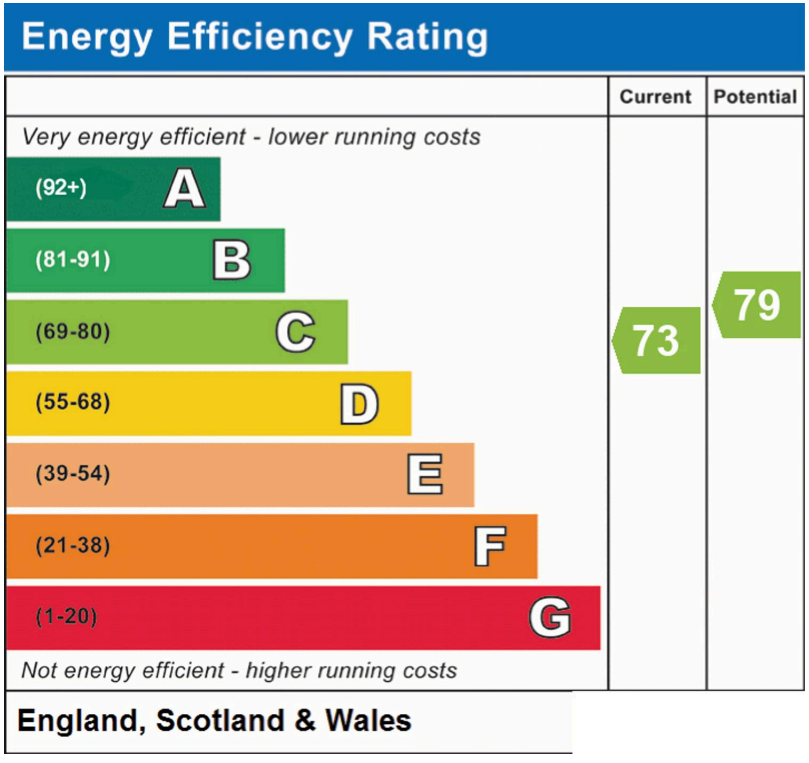











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
79
England, Scotland & Wales



Payton Jewell Caines



Payton Jewell Caines

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