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72 Brynteg Avenue
Bridgend, Bridgend, CF31
3EL

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72 Brynteg Avenue

Asking price **£365,000**

A beautifully refurbished and elegantly presented three-bedroom traditional semi-detached home, enhanced with stylish modern upgrades and positioned in one of Bridgend's most sought-after residential avenues.

Stunning mock Tudor semi-detached residence

Contemporary upgrades blended seamlessly with original charm

Stylish wood-burning stove

Open-plan living with kitchen/diner link-through and breakfast bar

Modern shaker-style kitchen with double oven

Premium Southside address Walking distance to Newbridge Fields, recreation facilities & town centre Off-road parking for multiple vehicles Garage reconfigured: rear study with power, lighting & laminate flooring; front retained as workshop Generous bedrooms plus conservatory

Walking distance to Newbridge Fields, recreation facilities & town centre

Off-road parking for multiple vehicles

Garage reconfigured: rear study with





Situated on the highly desirable Southside of Bridgend and within catchment of well-regarded primary and secondary schooling, Newbridge Fields and the town centre, Number 72 Brynteg Avenue presents an exceptional opportunity to acquire a home that has been thoughtfully modernised while remaining faithful to its traditional character. The property offers light-filled, well-proportioned accommodation finished to a notably high standard. Many original features have been retained, including restored herringbone woodblock flooring and high ceilings, which combine beautifully with contemporary design touches to create a truly sophisticated living environment. Further potential for extension exists,

subject to obtaining the necessary consents, as demonstrated by neighbouring homes.

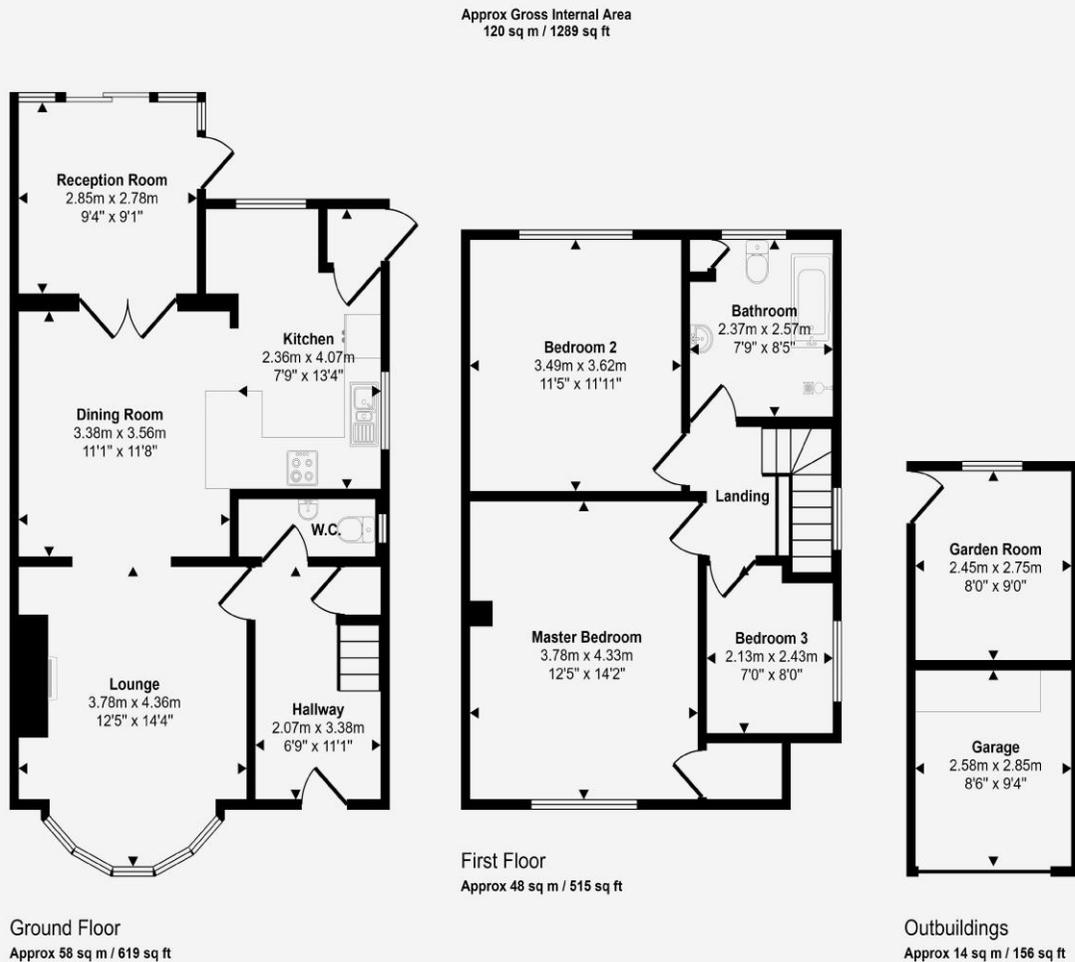
The welcoming entrance hall, with understairs storage, leads to the elegantly opened-through lounge and dining space, with an additional door leading to a downstairs cloakroom with two-piece suite. This superb dual-aspect living area features a large bay window, glazed French doors to the garden, and is now enhanced by a newly installed contemporary wood-burning stove set against a chic surround. The current owners have improved the flow by opening into the kitchen, creating a stylish social layout with a breakfast bar and overhead pendant

downlights. The upgraded kitchen is fitted with classic shaker-style cabinetry, ample worktop space and a double oven, with provision for the usual appliances. The ground floor is further served by a cloakroom with a modern white suite.

To the first floor, the landing gives access to three bedrooms, two of which are generous doubles. The family bathroom provides a white four-piece suite including panel bath and separate mains-fed shower.

Externally, the property enjoys attractive front gardens and a generous brick-paved driveway accommodating multiple vehicles. The garage has been intelligently divided: the rear section forms a dedicated study complete with power, spotlights and laminate flooring — ideal for remote working — while the front retains the garage door and functions as a workshop with fitted storage. The enclosed rear garden is beautifully arranged with level lawn, flagstone patio areas, pergola and decking, and well-maintained planting beds, all bordered by block walling and timber fencing.

This is a truly distinguished home offering a rare balance of character, craftsmanship and contemporary comfort in one of Bridgend's most coveted locations.



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.





Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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Directions

Travelling into Bridgend and passing the police headquarters on the right-hand side, proceed through the traffic lights, passing Tesco on the right. Continue straight ahead through two further sets of traffic lights after Bridgend College and the Ewenny junction. Take the next left onto Merthyr Mawr Road, continue along the road and take the third left onto Brynteg Avenue, where Number 72 will be found on the left-hand side.

Viewing strictly by appointment
through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

