



Bryn Road, Brynmenyn

£240,000

- Extended 3 bedroom semi-detached
- Off-road parking
- Close to M4 links and Bryngarw Country Park
- Council Tax Band C
- Viewing recommended
- EPC Rating: Awaited



 3  1  3



About the property

A beautifully presented and extended three-bedroom semi-detached home, ideally situated in the highly sought-after village of Brynmenyn, Bridgend.

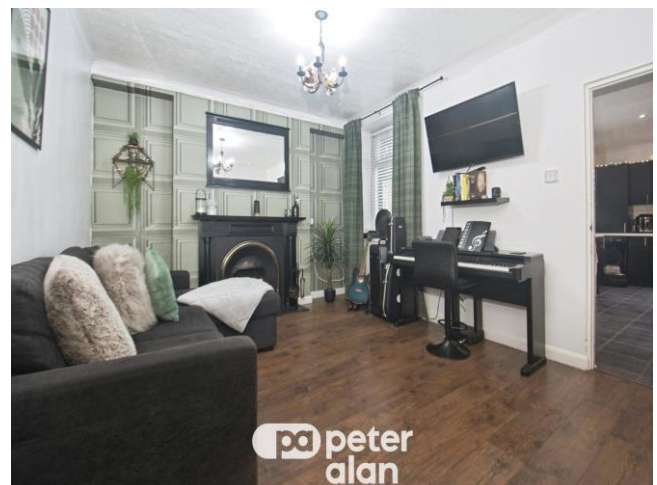
This impressive property offers well-proportioned and versatile living accommodation, finished to a high standard throughout. The ground floor boasts multiple reception rooms, providing flexible space for family living, entertaining, or home working. The central lounge is a particular highlight, featuring a charming log burner that creates a warm and inviting focal point.

To the rear, the property benefits from a very modern, stylishly fitted kitchen with contemporary units and ample worktop space, seamlessly complementing the overall feel of this stunning home.

Upstairs, three well-sized bedrooms are served by a modern family bathroom, making the property ideal for growing families or those seeking comfortable, move-in-ready accommodation.

Externally, the home enjoys off-road parking to the front and a spacious, well-maintained rear garden, perfect for outdoor dining, entertaining, or relaxing during warmer months

This is a fantastic opportunity to acquire a generously sized





Accommodation

Lounge

17' 5" x 10' 7" (5.31m x 3.23m)

Dining Room

14' 2" x 11' (4.32m x 3.35m)

Reception Room

17' 5" x 9' (5.31m x 2.74m)

Kitchen

10' 3" x 15' 8" (3.12m x 4.78m)

Bedroom 1

12' 10" x 12' 8" (3.91m x 3.86m)

Bedroom 2

11' x 10' 8" (3.35m x 3.25m)

Bedroom 3

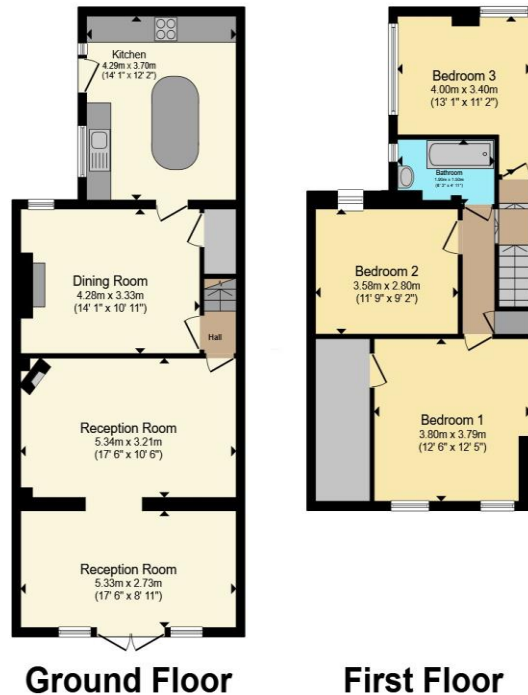
9' 1" x 10' 8" (2.77m x 3.25m)

Bathroom

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Floorplan



Total floor area 118.2 m² (1,273 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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