
7, Brynteg Avenue
Bridgend, CF33 6BB
Watts
&Morgan





7, Brynteg Avenue

Pyle, Bridgend CF33 6BB

£210,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A well presented three bedroom property set on a generous corner plot situated in a popular location in Pyle. Located just a short walk from Pyle Train Station, local shops, schools, amenities and just a short drive from Bridgend Town Centre and Junction 37 of the M4. Accommodation comprises of entrance hall, living room, snug, dining room, kitchen, utility room and downstairs WC. To the first floor, three good sized bedrooms, shower room and separate WC. Externally offering landscaped front and rear gardens with a convenient garage and store room to the rear, as well as an impressive frontage with a substantial driveway providing off-road parking for multiple vehicles. Offered to the market with no chain.

Directions

* Porthcawl - 4.5 Miles * Bridgend - 6.7 Miles * Cardiff - 27.5 Miles * J37 of the M4 -0.3 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the welcoming entrance hallway, which boasts charming original stone floor tiles, a carpeted staircase leading to the first floor and a useful under-stairs storage cupboard.

The front-facing living room is a spacious and inviting reception room, featuring beautiful original hardwood flooring and three front-facing windows, allowing plenty of natural light to flood the space and creating a bright, airy atmosphere. A lovely multi-fuel burner provides an attractive focal point to the room.

Original wooden double doors lead through to the rear-facing snug, which continues the hardwood flooring and benefits from sliding patio doors providing direct access to the rear garden.

Leading off the entrance hallway, the dining room is a generously sized reception space, featuring LVT flooring, a rear-facing window and a useful storage cupboard. The room flows seamlessly into the kitchen, creating a lovely open-plan feel, ideal for everyday living and entertaining.

The kitchen continues the LVT flooring and is fitted with a range of wall and base units, complemented by coordinating work surfaces. A side-facing window provides natural light, while a side-facing PVC door offers convenient access to the rear garden.

Leading off the kitchen, the separate utility room benefits from continued LVT flooring and a side-facing window, together with space and plumbing for an appliance and space for a fridge/freezer. A further separate room provides additional storage, with space and plumbing for an under-counter appliance, alongside a WC. This room also features LVT flooring and a rear-facing window.

To the first floor, the carpeted landing provides access to three well-proportioned bedrooms, the family bathroom and a separate WC.

The main bedroom is a spacious, front-facing room, featuring carpeted flooring, two front-facing windows and built-in storage cupboards.

Bedroom two is a well-sized rear-facing double bedroom, complete with carpeted flooring and a rear-facing window.

The family bathroom is fitted with a two-piece suite comprising a corner shower and wash hand basin. Fully tiled walls and flooring provide a practical finish, while a side-facing window allows for natural light.

The separate WC is fitted with laminate flooring and benefits from a side-facing window.

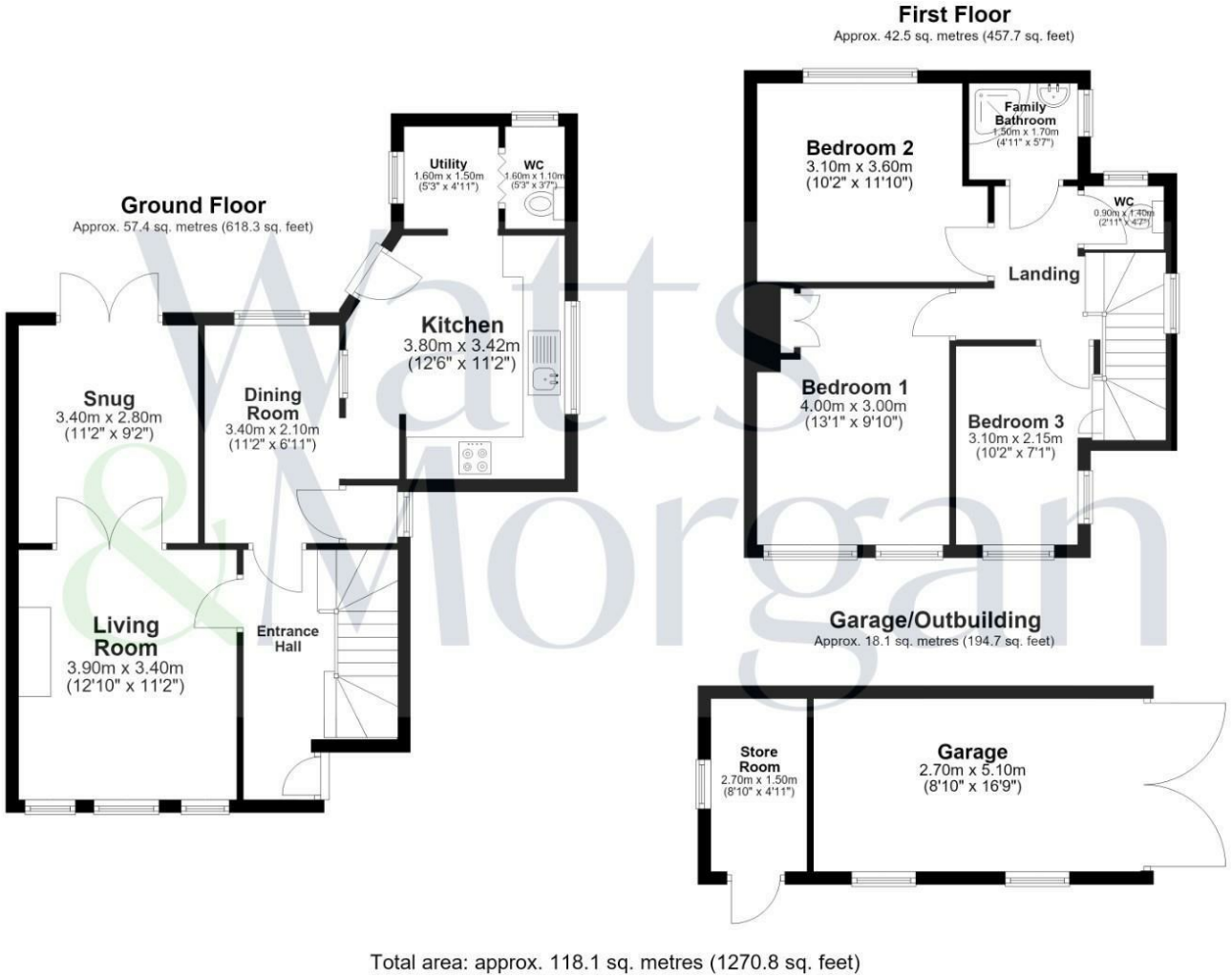
Completing the accommodation is bedroom three, which features carpeted flooring, both side- and front-facing windows, and a convenient storage cupboard.

GARDEN AND GROUNDS

Approached off Brynteg Avenue, No. 7 occupies a generous corner plot, benefitting from a substantial gravelled driveway to the front, providing ample off-road parking for multiple vehicles, alongside two lawned garden areas. The rear garden offers a lovely combination of lawn, patio and a covered seating area beneath a pergola, ideal for outdoor relaxation and entertaining. Further benefits include a useful outbuilding/garage, providing convenient additional storage.

ADDITIONAL INFORMATION

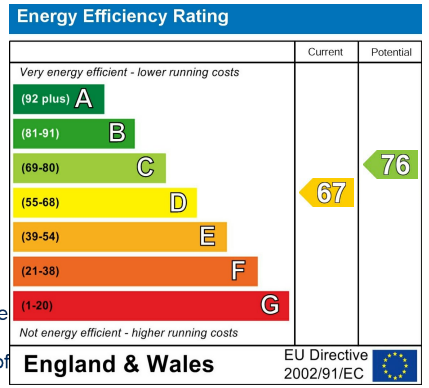
Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'B'.

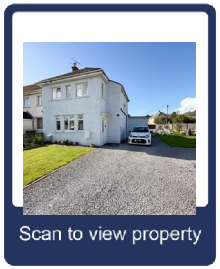


Total area: approx. 118.1 sq. metres (1270.8 sq. feet)









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