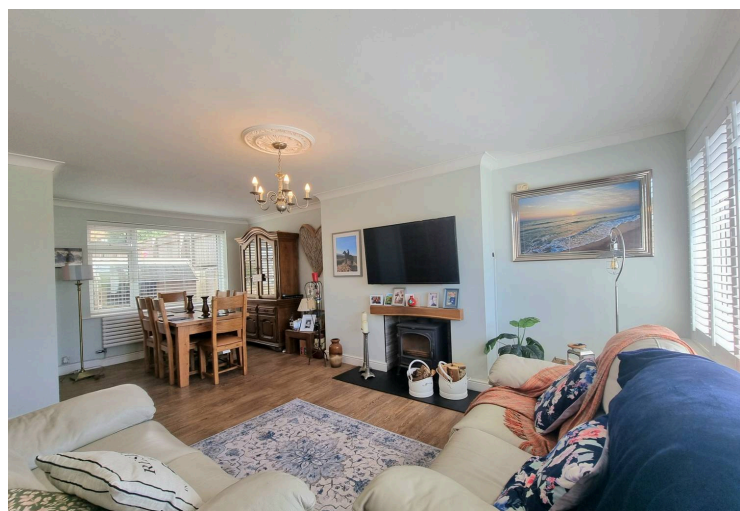




48 Bryntirion Hill, Bridgend

£450,000 Freehold

An impressive four bedroom semi detached family home • Available to purchase for the first time in over thirty years • Two reception rooms plus a linked annex extension • Newly fitted kitchen with bespoke solid oak worktops • Karndean wood flooring throughout the majority of the ground floor • Three good sized double bedrooms, two with built in wardrobe storage • Generous loft conversion room with plumbed heating and velux window • Recently converted annex extension offering fitted kitchen units with plumbing, an en-suite shower room and separate entrance via a court yard garden • Generous driveway off road parking • Positioned at the head of Bryntirion Hill, a highly regarded and sought after area within Bridgend

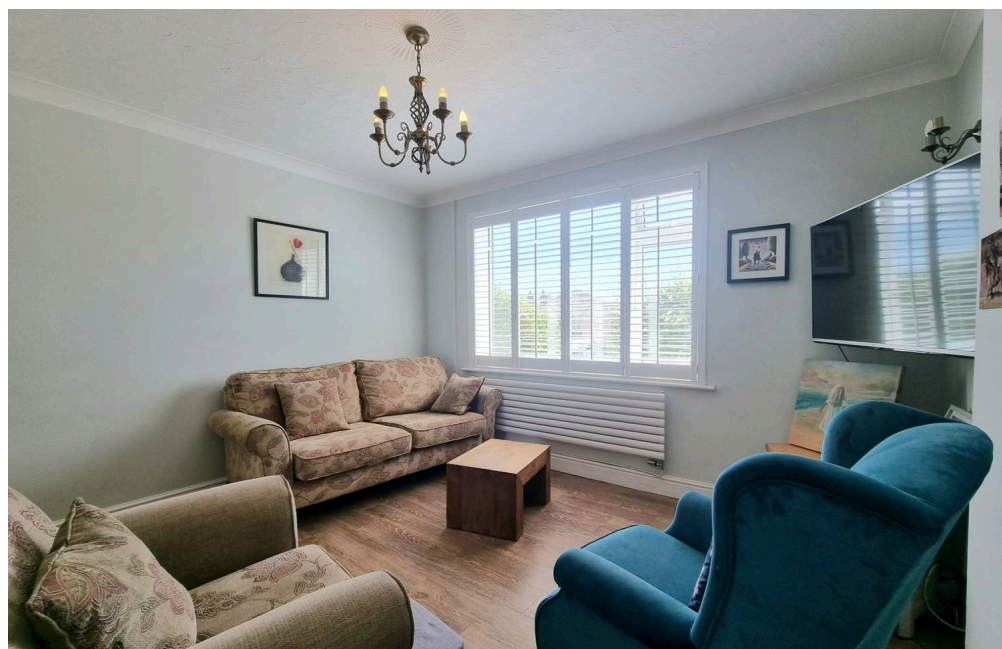
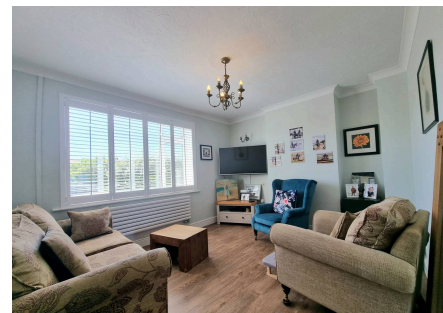
DanielMatthew
ESTATE AGENTS



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Tenure: Freehold

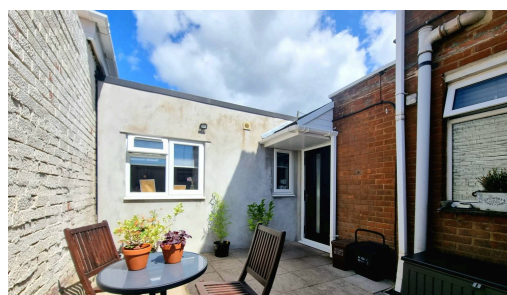
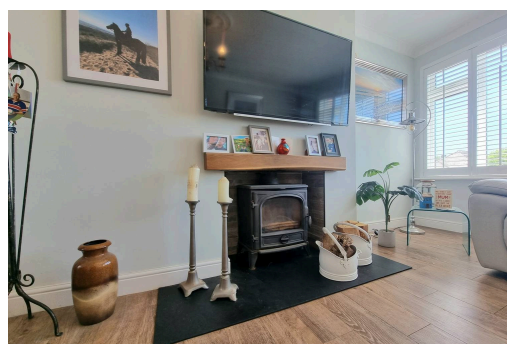


Council Tax band: E

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EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





Hallway

The property is entered via a modern composite and obscure glazed panel door into a light and inviting entrance hallway, laid to Karndean wood flooring. The hallway has a fixed staircase leading to the first floor landing and solid oak doorways giving access to the Sitting Room, Lounge/Diner, Kitchen and useful Store cupboard.

Sitting Room

The light and airy sitting room is located to the front of the property and benefits from a continuation of the Karndean wood flooring and offers a large UPVC double glazed window to the front, dressed with ornate wooden shutters. The room further benefits from a contemporary horizontal radiator positioned below the front window.



Lounge/Diner

The impressive open plan lounge/diner extends the full width of the property, benefitting from dual aspect UPVC windows. The front double glazed window has been dressed with an ornate wooden shutter blind, offering a symmetrical aesthetic from the front view. The room benefits from a real wood burning stove set on a large slate hearth, with a floating wooden mantle, an ornate ceiling rose, two contemporary radiators and Karndean wood flooring.



Kitchen

The spacious kitchen has been fitted with a matching range of contemporary base and wall mounted units, complimented by solid oak wooden worktops. It offers an integrated electric oven with a five burner electric hob and a contemporary extractor hood over, integrated fridge/freezer and integrated dishwasher. There is a composite sunken sink unit positioned below a large UPVC double glazed window, with a swan neck shower mixer tap and a second UPVC double glazed side window floods the space with natural light. The room has a continuation of the same Karndean wood flooring as the hallway and a second door to the rear gives access to the rear hallway.

Rear hallway

The rear hallway provides a linked access from the kitchen to the converted annex room, with a modern composite door to one side giving access to the front courtyard area, laminate wood flooring and an obscure glazed UPVC door opposite giving access to the rear garden.

Annex

The annex conversion room has been recently renovated to provide an independent living/bedroom space, with fitted kitchen units to one corner, plumbing for white good appliances and a separate en-suite shower room. The room has a continuation of the same laminate wood flooring as the rear hallway and boasts UPVC double glazed windows to both the front and side.

Annex Shower Room En-suite

The shower room accessed from the annex has been fitted with a white three piece suite comprising; walk in double shower cubicle with a rainfall shower, low level WC and wall mounted wash hand basin. There is a continuation of the same laminate wood flooring as the annex space and a UPVC obscure double glazed window to the front.



Landing

The staircase and landing is fitted with carpet and benefits from a large UPVC obscure double glazed window to the side. The landing gives access via solid oak doorways to three bedrooms and the shared bathroom.

Bedroom One

The first floor main bedroom offers a large UPVC double glazed window to the front, fitted carpet flooring and floor to ceiling fitted wardrobe storage to one wall.

Bedroom Two

The second large double bedroom is located to the front of the property and offers fitted carpet flooring, with a large UPVC double glazed window to the front.

Bedroom Three

The third well proportioned double bedroom is located to the rear of the property. It benefits from fitted carpet flooring, a large UPVC double glazed window overlooking the garden and double fitted wardrobe storage.

Attic Room

A fixed staircase leading from the first floor landing gives access to the attic conversion room. Previously used as an additional bedroom, the room benefits from fitted carpet flooring, a large velux roof window to the front, plumbed radiator for heating, a door to enclose the space and side panels give access to eaves storage areas.

Garden

The property benefits from an enclosed side courtyard garden area, accessed from the driveway by a tall wooden side gate, providing a private, low maintenance external area to enjoy that is separate from the main rear garden. The rear garden enjoys two expansive areas, one laid to lawn and the other extending behind the annexe and laid to paving stones. The garden is fully enclosed to all sides, mainly by feather edge wood fencing.



