



90, Bryn Road  
Bridgend, CF32 9LU

Watts  
& Morgan



# 90, Bryn Road

Brynmenyn, Bridgend CF32 9LU

**£235,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-presented three-bedroom semi-detached property situated in Brynmenyn, Bridgend. The location offers excellent access to Junction 36 of the M4, Bridgend Town Centre, and is within walking distance of Bryngarw Park, local shops, schools and amenities. The spacious accommodation comprises an entrance hallway, a lounge/dining room, kitchen and a utility room with WC. To the first floor, the landing leads to three good-sized bedrooms and a family bathroom. Externally, the property benefits from a private paved driveway to the front providing ample off-road parking, along with a generous rear garden featuring a patio area ideal for outdoor living.

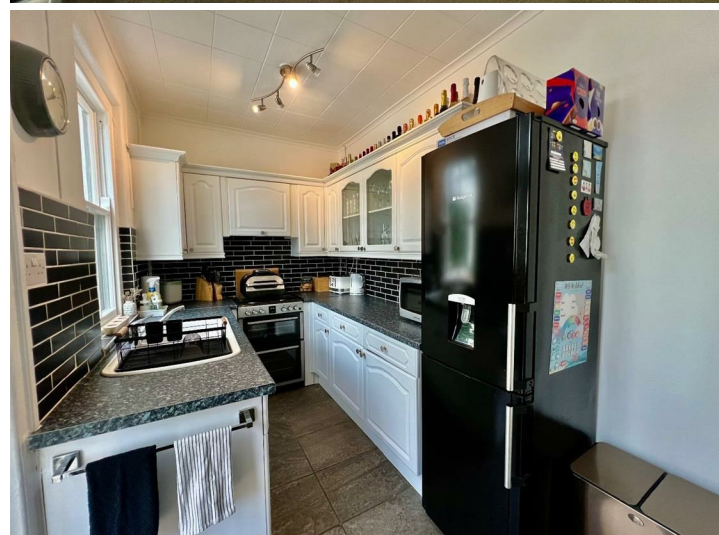
## Directions

Bridgend - 3.0 Miles J36 of the M4 - 2.4 Miles Cardiff - 25.0 Miles

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into a welcoming hallway with tiled flooring and a carpeted staircase rising to the first-floor landing. The spacious lounge/dining room features carpeted flooring, two large front-facing bay windows and a central feature electric fireplace, creating a bright and inviting reception space. The kitchen/breakfast room includes tiled flooring, a window looking into the utility area and a door providing external access. It is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled splashbacks and an extractor fan. There is space for a freestanding cooker and fridge/freezer, offering scope for kitchen upgrades if desired. The utility area is a valuable addition, providing further practicality with a separate WC, a large store, plumbing and space for white goods. Windows overlook the rear garden, and a uPVC door opens directly outside. The LVT flooring ensures durability and easy maintenance.

The first-floor landing features carpeted flooring, access to the loft hatch and a side-facing window providing natural light. Bedroom One is a double bedroom with carpeted flooring and a front-facing window. Bedroom Two is also a double bedroom, again with carpeted flooring and a window to the front. Bedroom Three is a generously sized room with carpeted flooring, a built-in store cupboard and a rear-facing window. The family bathroom is fitted with a three-piece suite comprising a bathtub with overhead shower, WC and wash-hand basin. It features LVT flooring, tiled walls and a rear-facing window, offering a clean and practical finish.

### GARDENS AND GROUNDS

Approached off Bryn Road, No. 90 benefits from a paved driveway to the front providing ample off-road parking for two to three vehicles. A side gate offers direct access to the rear garden. To the rear is a generous garden featuring a paved patio area ideal for outdoor furniture, along with a spacious lawn section backed by tall woodland, creating a private and natural outlook. The garden also includes a paved pathway, outdoor storage and an additional section laid with artificial turf—perfect for low-maintenance landscaping.

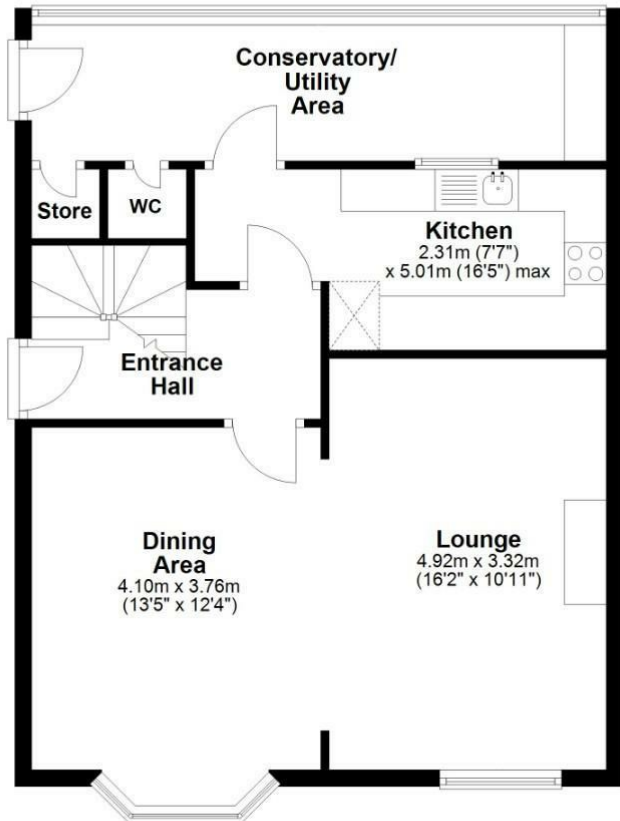
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC". Council Tax band "C"



### Ground Floor

Approx. 51.5 sq. metres (554.3 sq. feet)  
(excluding Conservatory/ Utility Area)

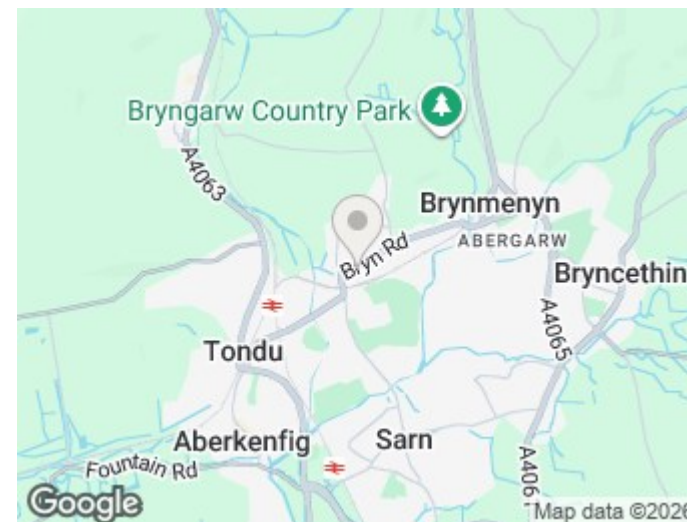


### First Floor

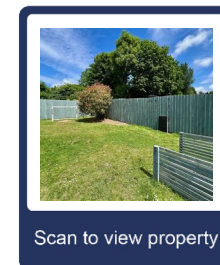
Approx. 49.3 sq. metres (530.4 sq. feet)



Total area: approx. 100.8 sq. metres (1084.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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