



44, Brynheulog  
Bridgend, CF32 9HP

Watts  
& Morgan







# 44, Brynheulog

Brynmenyn, Bridgend CF32 9HP

**£190,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An extended three bedroom terraced property situated in a quiet location in Brynmenyn. This ideal first time purchase is situated conveniently just a short drive from Junction 36 of the M4 and close proximity to Bridgend Town Centre and nearby Bryngarw Country Park. Accommodation comprises of entrance hall, lounge, kitchen, conservatory/dining room, study and ground floor double bedroom. First floor landing, two double bedrooms and a 4-piece bathroom. Externally offering a private driveway to the front with off-road parking for two vehicles and a generous enclosed rear garden. EPC Rating "TBC".

## Directions

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

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with exposed wooden flooring and carpeted staircase leads up to the first floor. There is understairs storage and all doors lead off. The kitchen has been fitted with a modern range of shaker style wall and base units with complementary work surfaces over with tiled splashbacks, vinyl flooring and window to the front. Integrated appliances in the kitchen include the 5-ring gas hob with oven, grill and extractor hood over, integrated fridge freezer, dishwasher and washing machine. The living room is a great size reception room with exposed wooden flooring and window overlooks the conservatory. The conservatory/sun room is a great addition offering flexible living accommodation with laminate flooring, two sets of French doors opening out to the rear garden and ample space for both lounge and dining furniture. There is access into the versatile study with laminate flooring and double doors opening out to the front. The converted garage is now a ground floor bedroom, this great sized room double bedroom offers laminate flooring and windows overlooking the front.

The first floor landing offers carpeted flooring and all doors lead off. Bedroom one is a spacious double bedroom with carpeted flooring and windows to the rear. Bedroom two is a second double bedroom with built-in storage cupboard, carpeted flooring and window to the front. The bathroom is fitted with a 4-piece suite comprising of a corner shower enclosure, WC, wash-hand basin and a panelled bath with tiled flooring, tiling to the walls and a chrome towel rail.

### GARDENS AND GROUNDS

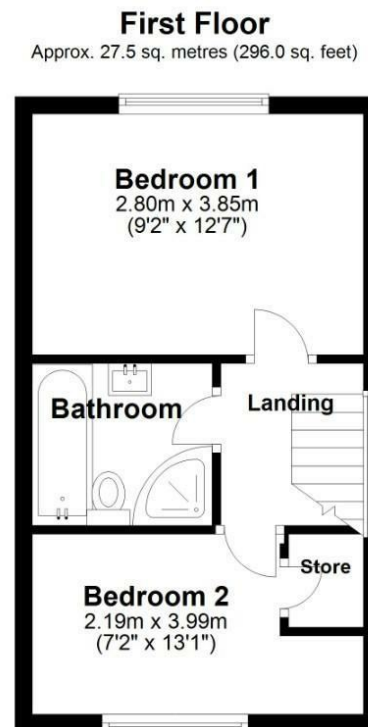
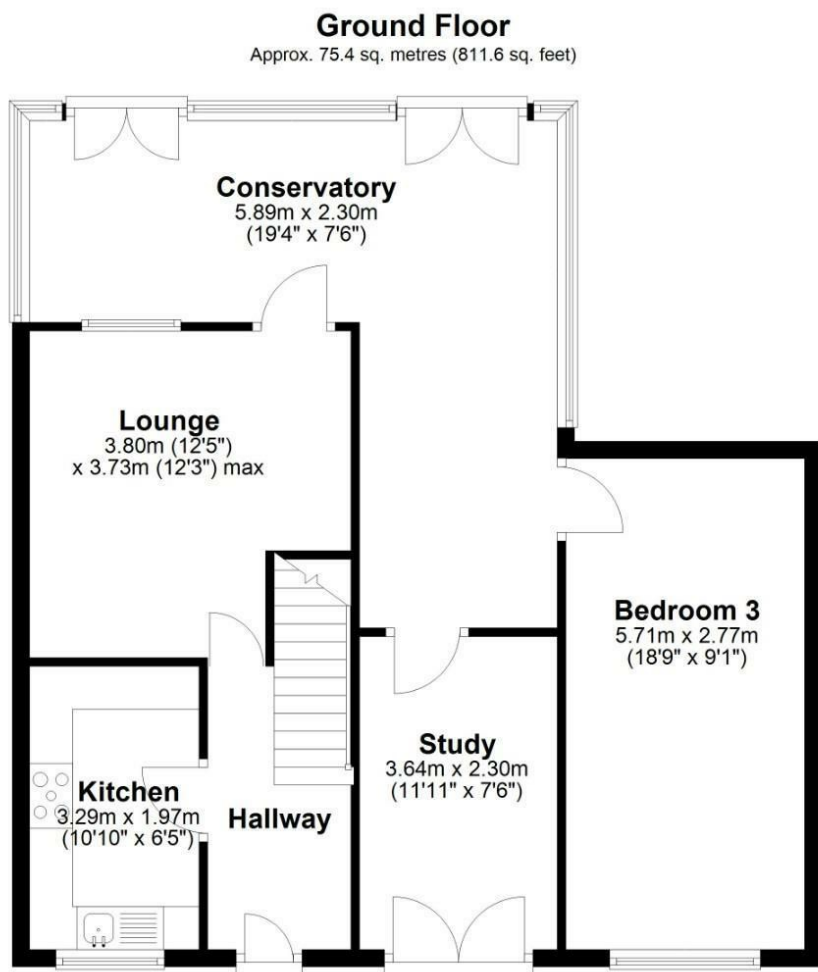
Approached off Brynheulog No.44 benefits from a private driveway to the front with off-road parking for two vehicles. To the rear is a generous enclosed garden with a spacious decked patio area perfect for outdoor furniture. There is a lower decked area and the remainder is laid to lawn.

### ADDITIONAL INFORMATION

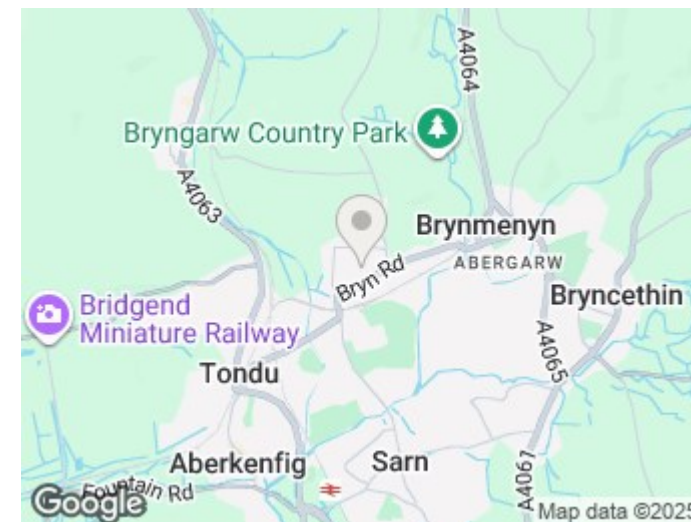
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C".







Total area: approx. 102.9 sq. metres (1107.7 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 |         |           |
|   | 67      | 78        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



Scan to view property





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