



8, Dennis Place  
Bridgend, CF32 9YP

Watts  
& Morgan



# 8, Dennis Place

Bryncethin, Bridgend CF32 9YP

**£199,950 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious three-bedroom semi-detached bungalow situated in the popular area of Bryncethin. Ideally located just a short walk from local shops and amenities, the property also offers convenient access to Junction 36 of the M4 and Bridgend Town Centre. The home is offered for sale with no onward chain.

The accommodation comprises: entrance hall, lounge, dining room, ground-floor bedroom, kitchen, utility room and a ground-floor shower room. To the first floor: two double bedrooms and a four-piece family bathroom. Externally, the property benefits from a private driveway providing off-road parking, a single garage and a generous rear garden enjoying an open outlook over common land.

## Directions

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 21.2 miles
- M4 (J36) 2.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door, the property opens into an entrance hallway with laminate flooring and access to all ground-floor rooms. The living room, positioned at the front, is a generous reception space featuring a large front-facing window, laminate flooring and a central gas fireplace. The dining room provides a second versatile reception area, offering carpeted flooring, a front-facing window and a staircase leading to the first floor. The ground-floor double bedroom features LVT flooring and leads into an en-suite shower room. The en-suite is fitted with a three-piece suite comprising a corner shower cubicle, WC and wash-hand basin, with vinyl flooring, tiled walls, a rear-facing window and a PVC door opening directly to the garden. The kitchen/breakfast room is fitted with coordinating wall and base units, complementary work surfaces and tiled splashbacks. Appliances to remain include a freestanding oven with grill, 4-ring gas hob with extractor hood, freestanding dishwasher and integrated fridge/freezer. Additional features include tiled flooring, a rear-facing window and access to the utility area. The utility area provides space and plumbing for appliances and a door leading out to the rear garden.

The first-floor landing offers carpeted flooring and a built-in storage cupboard. Bedroom Two is a double bedroom with carpeted flooring, a rear-facing window enjoying views over the garden and fields beyond, and an additional Velux window to the front. Bedroom Three is another double bedroom with carpeted flooring and a rear-facing Velux window. The family bathroom is fitted with a four-piece suite comprising a bath, freestanding shower cubicle, WC and wash-hand basin. Further features include vinyl flooring, tiled walls and a rear-facing window.

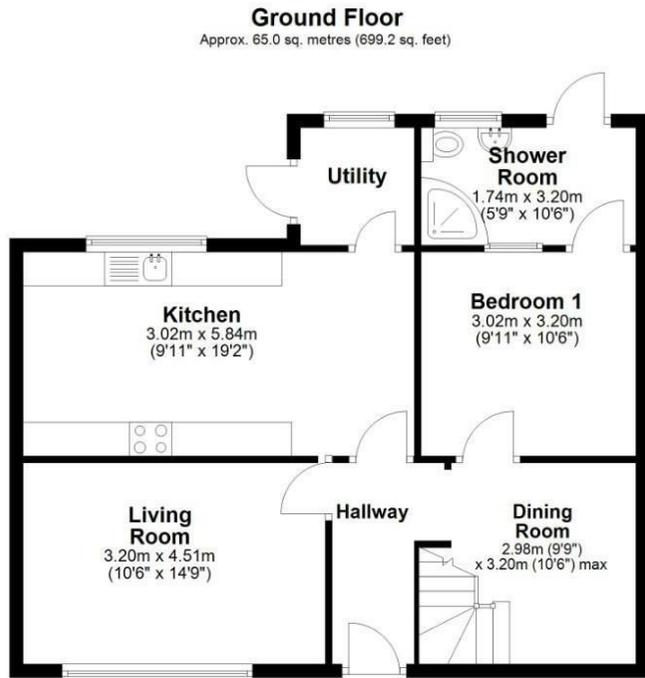
### GARDENS AND GROUNDS

Approached from the quiet cul-de-sac of Dennis Place, No. 8 benefits from a private driveway to the front providing off-road parking, a single detached garage and a generous rear garden. The rear garden is a superb outdoor space, featuring a patio area ideal for seating and entertaining, with the remainder laid to lawn and planted with a variety of shrubs and flowers. The garden enjoys a lovely backdrop, opening onto common land behind.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'TBC'. Council Tax is Band 'C'.



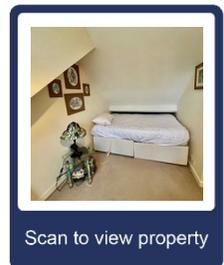


Total area: approx. 106.3 sq. metres (1144.7 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.



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