



2, Bryn Golau
Bridgend, CF31 4DD

Watts
& Morgan



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Guide Price £375,000 - £400,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

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A unique 3/4 bedroom detached dormer bungalow on a generous corner plot situated in a convenient location in Bridgend. Situated opposite a local shop and bus stop and within walking distance of the well regarded Bryntirion Comprehensive school. The property is located nearby to Bridgend Town Centre and Newbridge Playing Fields and M4 Junction 36.

This unique property offers highly adaptable open-plan living accommodation and is presented to a high standard throughout. Accommodation comprises; entrance hall, lounge, dining room, ground floor double bedroom, bathroom, open-plan kitchen/dining room and sun-room. First floor; double bedroom with en-suite shower room and a further double bedroom. Externally offering a spacious gated driveway with off-road parking for numerous vehicles, single garage with outdoor store and a landscaped southerly facing garden.

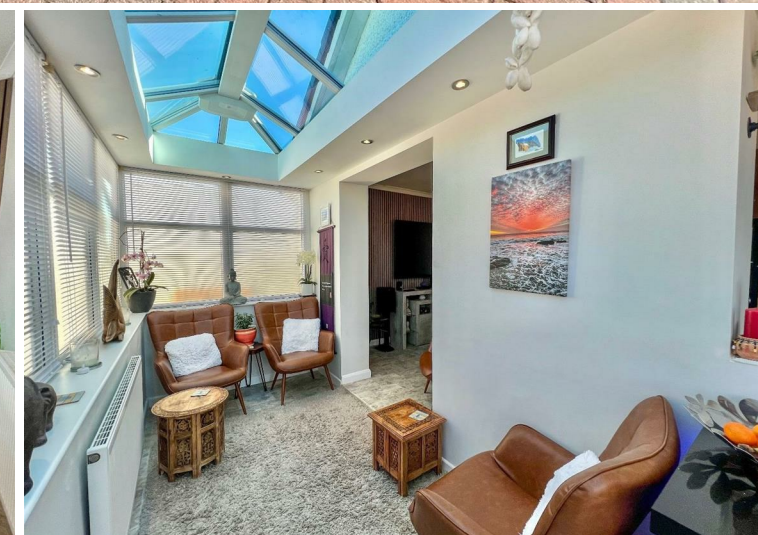
Directions

* Bridgend town centre - 1.5 Miles * Cardiff- 24.0 Miles *
J36 of the M4 - 4.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into the entrance hallway with laminate flooring and a carpeted staircase rises to the first floor. There is a built-in storage cupboard, and all oak doors lead off. The main living room is a great sized reception room with carpeted flooring, a central tiled chimney with inset electric fire, windows to the front and double doors opening out onto a balcony over-looking the south facing garden. The dining room is a versatile spacious second reception room or potential fourth bedroom with laminate flooring and windows over-looking the side garden. Bedroom one is a generous ground floor double bedroom with laminate flooring, windows to the rear and alcove for wardrobes. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin set within a unit. The bathroom benefits from vinyl flooring, tiling to the walls and windows to the front. The open-plan kitchen/dining room has been fitted with a range of 2-tone high gloss wall and base units with complementary quartz work surfaces over. With tiled splashbacks, vinyl flooring and windows to the front. Leading into a dining area with vinyl flooring, panelling to the walls and fitted with island with further storage, breakfast bar area and work surfaces. Integrated appliances to remain include 4-ring electric hob with oven, grill and extractor fan, fridge/freezer, washing machine and dishwasher. There is an inset ceramic sink with swan neck mixer tap. The sunroom benefits from windows over-looking the side and French doors opening out onto a front seating area. There is vinyl flooring and lantern ceiling and a fitted storage/ breakfast bar area.

The first floor landing offers carpeted flooring, velux window to the side and doors lead off to bedrooms one and two. Bedroom two is a generous double bedroom with 2 sets of built-in wardrobes, carpeted flooring and twin Velux windows to the side. The ensuite has been fitted with a three-piece suite comprising of low-level WC, corner shower cubicle and vanity unit wash hand basin. There is vinyl flooring, obscure glazed window to the side, full height tiling to walls and heated towel rail. Bedroom three is a double bedroom with storage in the eaves, carpeted flooring, a window to the rear and a Velux window to the side. There is a further single fitted wardrobe.

GARDENS AND GROUNDS

Approached off Bryn Golau, no. 2 benefits from a generous corner plot with access through private gates onto a spacious block paved driveway with off-road parking for numerous vehicles and motorhomes. There is a single garage with manual up and over door a workshop area with power supply and a further large outdoor store. The generous plot consists of a wrap around garden with a spacious lawned section with decorative gravel boarders. There is a landscaped block paved seating area and a undercover hot tub/ BBQ area. There is outdoor power sockets and lighting.

ADDITIONAL INFORMATION

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



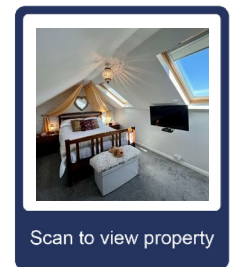
GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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