
49, Bryntirion Hill
Bridgend, CF31 4BY
Watts
&Morgan

49 Bryntirion Hill

Bridgend CF31 4BY

£179,950 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious two double-bedroom first-floor apartment in the popular Bryntirion Hill area, offered with no onward chain. Conveniently located within walking distance of Bridgend Town Centre, Newbridge Playing Fields and Junction 36 of the M4.

The accommodation comprises an entrance hallway, landing, lounge, kitchen, two double bedrooms, dining room, shower room and walk-in storage room.

Externally, the property benefits from a shared driveway with off-road parking and a private enclosed rear garden.

Chain Free.

Directions

* Bridgend - 1.0 Miles * Cardiff - 27.0 Miles * J36 of the M4 - 4.0 Miles







Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a front door into a welcoming entrance hallway, with a carpeted staircase rising to the first-floor accommodation. No. 49 is a spacious first-floor apartment offering well-proportioned and versatile living accommodation. The landing is laid with carpet and provides access to the loft via a pull-down ladder, together with a useful walk-in storage room housing the gas combination boiler. The living room is positioned to the front of the property, the generously proportioned living room features a front-facing window, carpeted flooring and a gas fireplace, creating a comfortable and inviting principal reception space. The kitchen is fitted with a good range of coordinating wall and base units, complemented by contrasting work surfaces. There is vinyl flooring, a rear-facing window and space for a range of freestanding appliances. The main bedroom is a well-proportioned double bedroom positioned to the front of the property, benefiting from carpeted flooring and a front-facing window. The shower room is fitted with a contemporary three-piece suite comprising a shower enclosure, WC and wash-hand basin. Further features include attractive panelled walls, tiled flooring and a rear-facing window. The dining room is a versatile and well-sized reception room offering flexibility for both formal dining and additional living space. The room benefits from carpeted flooring and a rear-facing window, with access to Bedroom Two and an outer hallway providing views towards the rear garden. Bedroom two is a further spacious double bedroom, positioned to the front of the property and benefiting from fitted wardrobes and additional storage, carpeted flooring and a front-facing window.

GARDENS AND GROUNDS

Approached via Bryntirion Hill, No. 49 benefits from a shared driveway situated between No. 47, with access over No. 47 providing entry to the rear garden. The generous, private and fully enclosed rear garden offers a pleasant outdoor space, featuring a paved patio area, a level lawn and two useful storage sheds. The garden is enclosed by fencing, providing a good degree of privacy.

ADDITIONAL INFORMATION

Leasehold with share of the Freehold.
EPC Rating “D”.
Council Tax Band “C”.

AML

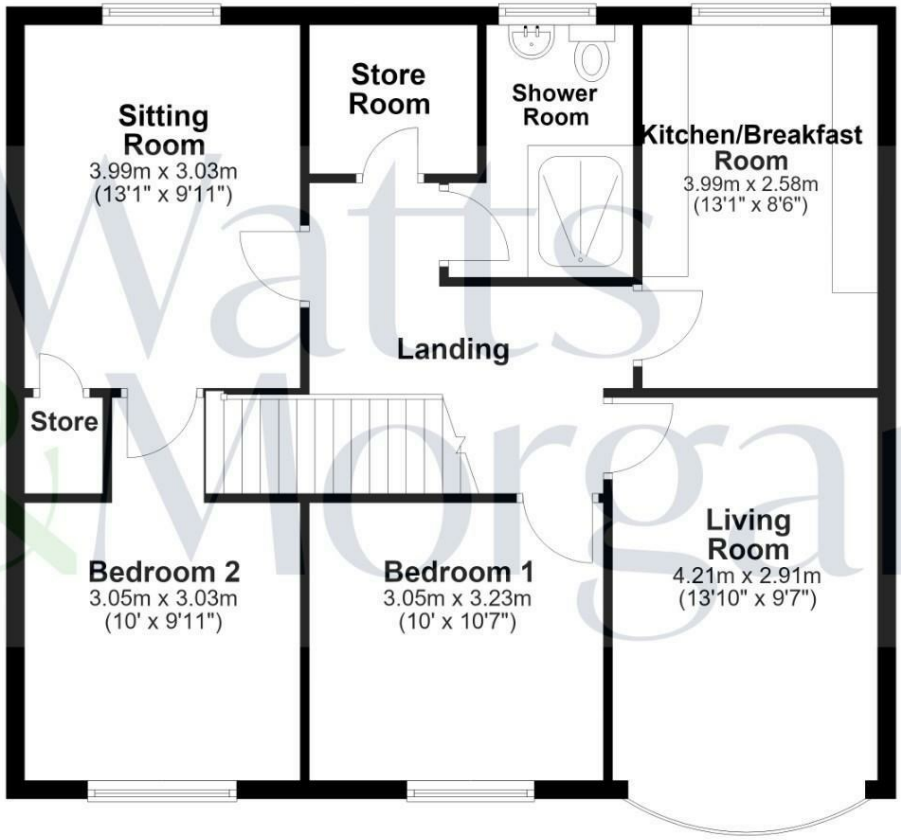
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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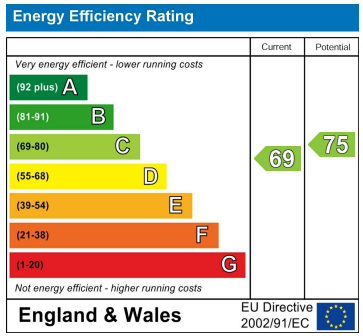
Ground Floor

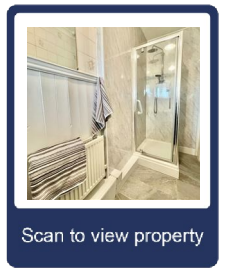
Approx. 78.1 sq. metres (840.8 sq. feet)



Total area: approx. 78.1 sq. metres (840.8 sq. feet)

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