



79, Bryntirion Hill  
Bridgend, CF31 4BY

Watts  
& Morgan

# 79 Bryntirion Hill

Bridgend CF31 4BY

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**£490,000 Freehold**

**5 Bedrooms | 2 Bathrooms | 4 Reception Rooms**

An exceptionally spacious five-bedroom detached home on the sought-after south side of Bridgend, offered to the market for the first time and sold with no onward chain. Ideally located within walking distance of Bridgend Town Centre and Newbridge Fields, and close to local schools, shops, amenities and the M4.

The property offers flexible family accommodation including a living room, dining room, open-plan kitchen/dining room, study and utility WC. The first floor provides four bedrooms, a dressing room and a family bathroom, while the second floor features an additional double bedroom and bathroom.

Externally, the home benefits from a private driveway, single garage and a substantially large south-facing rear garden. Chain free.

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## Directions

\* Bridgend Town Centre - 1.2 Miles \* Cardiff City Centre - 21.5 Miles \* J36 of the M4 Motorway - 3.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered via a solid wood front door into a welcoming entrance hallway, featuring carpeted flooring, a staircase rising to the first floor and a useful built-in understairs storage cupboard. The main living room is a generously sized family space, complete with a front bay window, sliding doors opening onto the rear patio and a striking marble fireplace housing a wood-burning stove. The dining room offers a second spacious reception area, featuring carpeted flooring, a gas fireplace with hearth and surround, and a front-facing bay window. The open-plan kitchen/dining room is fitted with a range of coordinating wall and base units, complemented by work surfaces, tiled flooring and rear-facing windows overlooking the garden. There is ample space for a freestanding dining table. Integrated appliances include a fridge/freezer, dishwasher, Neff oven, microwave, 4-ring hob and tiled splashbacks. The dining area leads into the utility room, which provides space and plumbing for additional appliances, houses the gas boiler and offers access to the rear garden via a PVC door. The ground-floor WC is fitted with a WC. The study benefits from a skylight window, carpeted flooring and an internal door leading into the garage.

The first-floor landing features carpeted flooring and a built-in airing cupboard, with all rooms leading off. Bedroom One is a double bedroom with carpeted flooring, built-in wardrobes, a wash-hand basin and rear-facing windows.

Bedroom Two is another generous double bedroom with built-in wardrobes, a wash-hand basin and windows to the front and side. Bedroom three is a double bedroom or second sitting room, featuring carpeted flooring and sliding doors overlooking the south-facing rear garden. Bedroom four offers versatility, featuring carpeted flooring, built-in wardrobes and front-facing windows, and leads into a large dressing room/bedroom with further front-facing windows. The family bathroom comprises a panelled bath with overhead shower, WC and wash-hand basin, finished with tiled flooring, tiled walls and a rear-facing window.

The second-floor landing leads to Bedroom Five, a spacious double bedroom with two sets of rear-facing windows, built-in wardrobes and eaves storage. The second-floor bathroom includes a bathtub, WC and wash-hand basin, with laminate flooring and a side-facing window.

### GARDEN AND GROUNDS

Approached from Bryntirion Hill, No. 79 enjoys a private front driveway providing off-road parking for multiple vehicles, leading to a single garage with an electric door. Side access is available, guiding you through to the rear garden.

To the rear lies an exceptionally large, enclosed south-facing garden, arranged in a variety of usable areas, including two patio spaces ideal for outdoor furniture and entertaining. The remainder is laid to lawn and features a charming timber-framed treehouse. The property also benefits from basement storage.

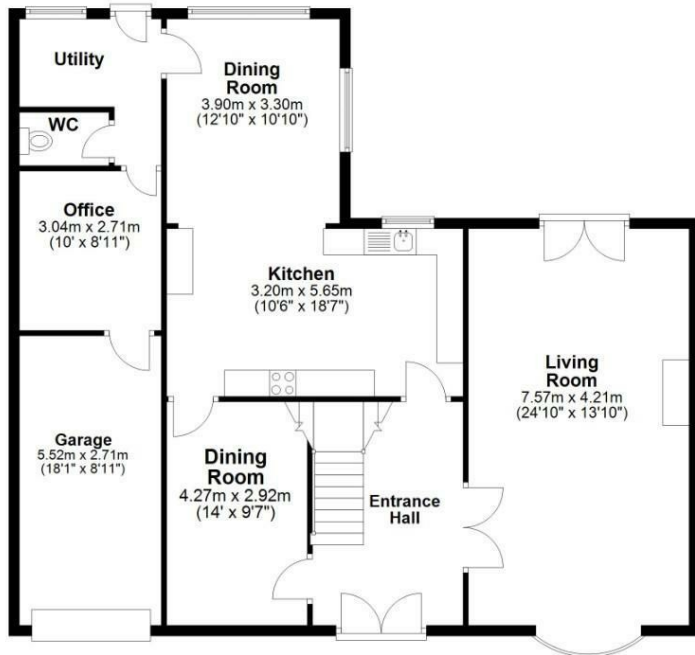
### ADDITIONAL INFORMATION

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



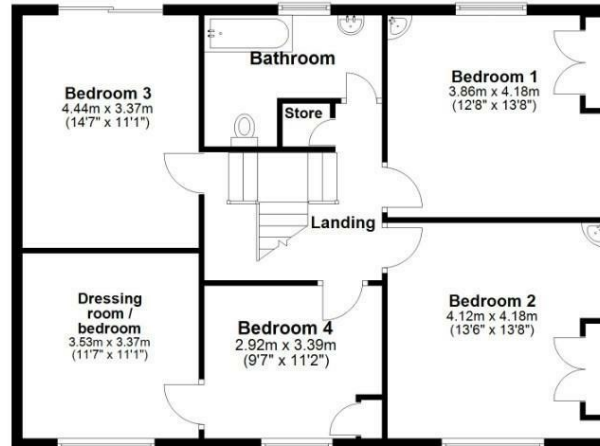
## Ground Floor

Approx. 120.1 sq. metres (1292.8 sq. feet)



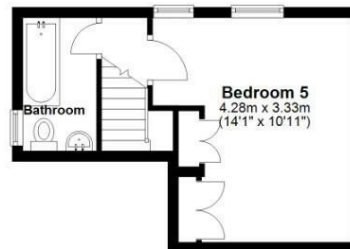
## First Floor

Approx. 89.9 sq. metres (967.6 sq. feet)



## Second Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 231.8 sq. metres (2494.8 sq. feet)

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.

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		
England & Wales		EU Directive 2002/91/EC



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