



Bronwydd, Brynna Road
Pontyclun, CF72 9QE

Watts
& Morgan



Bronwydd, Brynna Road

Brynna, Pontyclun CF72 9QE

£325,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

GUIDE PRICE OF £325,000- £350,000

An opportunity to purchase a three bedroom detached bungalow set on a generous plot situated in Brynna. Located with great access to local shopping centre, motorway access and the local transport Llanharan Train Station. Accommodation comprises of entrance hall, living room, open plan kitchen/dining room, three good size bedrooms and a modern shower room. Externally offering on-road parking to the front, shared driveway and single garage and a substantially large lawned rear garden.

Directions

* Bridgend - 7.0 Miles * Cardiff - 15.0 Miles * J35 of the M4 -3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway with carpeted flooring and all doors lead off. The living room to the front of the property is a spacious light reception room with exposed wooden flooring and angled bay window to the front. The open plan kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, tiled floor into the kitchen area. Integrated appliances are integrated washing machine and undercounter fridge and freezer. There is a 4-ring gas hob with oven, grill and extractor hood. There is a PVC door opening out to the rear garden and windows overlooking the rear. There is ample space in the dining area for freestanding dining table and there is a storage area housing the gas combi boiler. Bedroom one is a spacious double bedroom with fitted wardrobes, carpeted flooring and a bay window to the front. Bedroom two is a second double bedroom with carpeted flooring and window to the rear. Bedroom three is a comfortable single room with carpeted flooring and window to the rear. The shower room has been fitted with a modern 3-piece suite comprising of a double shower enclosure with glass door, WC and wash-hand basin set within vanity unit with tiled flooring, tiling to the walls, LED Bluetooth mirror and a window to the rear.

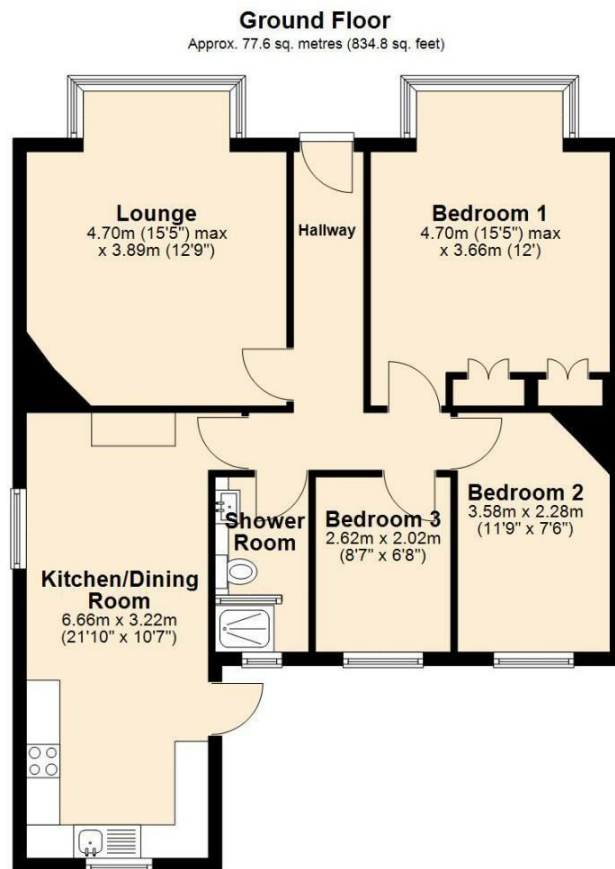
GARDENS AND GROUNDS

Approached off Brynna Road Bronwydd is set back behind tall hedging creating a private aspect. To the rear is a substantially large lawned plot with huge potential with access around both sides of the property. There is a shared driveway, single garage and on road parking to the front.

ADDITIONAL INFORMATION

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



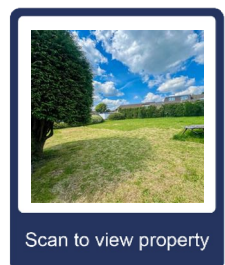


Total area: approx. 77.6 sq. metres (834.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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