



Woodlands, Bridgend Road
Bryncethin, Bridgend, CF32 9TG





Woodlands, Bridgend Road

Bryncethin, Bridgend, CF32 9TG

£325,000 Freehold

2 Bedrooms : 1 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to offer to the market this deceptively spacious two double bedroom detached bungalow located in Bryncethin. Offering versatile and flexible accommodation throughout and set on a generous plot. Within close proximity to J36 of the M4 and McArthur Glen Retail Outlet.

Accommodation comprises; welcoming hallway, lounge, orangery with patio doors, modern fitted kitchen opening into dining room, two double bedrooms and a 4-piece family bathroom. Externally the bungalow benefits from a generous plot to include raised front lawned garden, block paviour driveway with parking for approx 4 vehicles leading to single garage with utility/WC; and a large rear lawned garden with patio, veg garden and several outbuildings to remain. EPC RATING; D.



- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 21.3 miles
- M4 (J36) 0.8 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

ACCOMMODATION

Entrance via a uPVC glazed door and traditional stained glass wooden door into the welcoming hallway which is neutrally decorated and provides laminate flooring with all doors leading off.

The Lounge is a good size reception room benefiting from a uPVC window to the side elevation, continuation of laminate flooring and oak bi-fold doors lead into the Orangery.

The Orangery is a lovely room to sit and enjoy the views over the rear garden and benefits from uPVC sliding door providing access on to the rear patio. A central feature to the room is the freestanding multi-fuel burner set on a slate hearth and another set of oak bi-folding doors open into the kitchen/breakfast room.

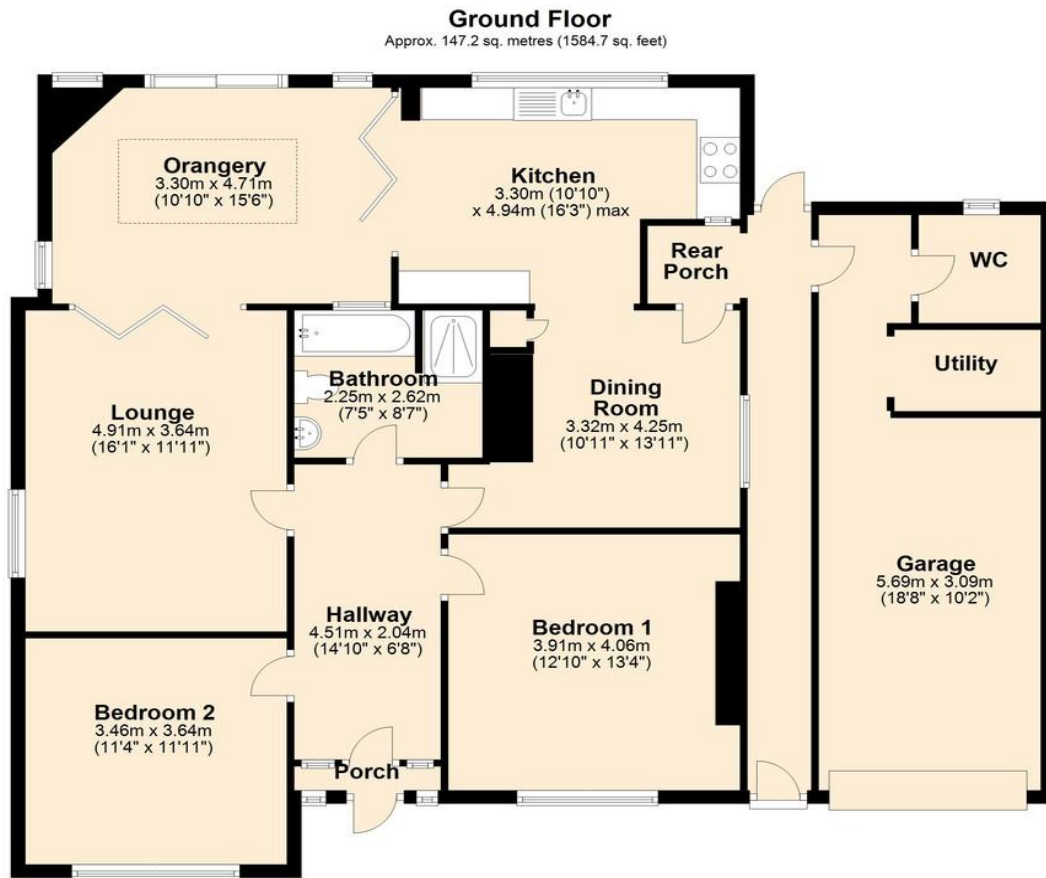
The Kitchen/Breakfast Room has been fitted with a range of high gloss base units and laminate work surfaces. One cupboard houses the 'Worcester' combi boiler. A range of integral appliances include; fridge freezer, dishwasher, oven with grill and a 4-ring induction hob. Further benefits from a large uPVC window to the rear, laminate flooring and opens into the Dining Room which provides ample space for dining furniture and features an alcove - ideal for a freestanding electric fire. Off from the dining room a courtesy timber side door leads out to the rear.

The Master Bedroom is a good size double room located to the front of the property providing ample space for freestanding bedroom furniture and continuation of laminate flooring. On offer is a traditional fire surround which is currently used as a decorative central feature with tiled hearth.

Bedroom Two is a further generous size double room offering continuation of laminate flooring and uPVC window to the front elevation with views over the Valley.

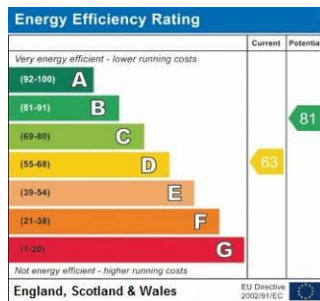
The Family Bathroom has been fitted with a 4-piece suite comprising; panelled bath with hand-held shower over, fully tiled walk-in double shower enclosure, wash-hand basin & WC. Further benefiting from; heated towel rail, anti-slip flooring and ceiling spotlights.





Total area: approx. 147.2 sq. metres (1584.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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.

GARDENS AND GROUNDS

'Woodlands' is approached off the main road through Brynceithin on to a block paved driveway providing off-road parking for approx. 4 vehicles and leads to a larger-than-average single garage.

The front garden is bordered with mature plants with a raised lawn area and footpath to front door. A side door leads into an enclosed walkway which provides access into the rear of the garage with full power supply, utility area together and traditional WC.

To the rear of the property lies a fully enclosed landscaped garden offering a good size patio area - ideal to enjoy the private setting. The majority of the garden is predominantly laid to lawn with raised borders and vegetable patch, and a large shed/workshop to remain with concrete floor and full power supply (currently utilised to house birds). Three additional timber storage sheds to remain - one of which would prove ideal for use as a home office/study. The boundary of the garden extends to the centre of the stream and an additional planting area is provided surrounded by mature trees.

SERVICES, TENURE AND NOTE

All mains services connected. Free hold.

Planning Permission has been submitted for a single storeyside extension to provide ensuite / dressing room / utility area.





Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

