

115 Bryn Road, Brynmenyn
Bridgend, CF32 9LU



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£129,999 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this two-bedroom mid-terraced property located on the main road through Brynmenyn. Accommodation comprises; entrance porch, lounge/dining room, kitchen and bathroom. First floor landing and two double bedrooms. Externally providing on-road parking and a rear lawned garden. EPC Rating "D."

- Bridgend Town Centre 4.1 miles
- Cardiff City Centre 20.3 miles
- M4 (J36) 2.6 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance porch offering tiled flooring and two uPVC windows to the front elevation.

The dual aspect lounge/dining room is an open plan reception room offering laminate flooring, two uPVC windows and a staircase to the first floor.

The kitchen has been fitted with a range of shaker style wall and base units with vinyl work surfaces. Integral appliances to remain include oven and grill and a 4-ring hob. Further features include laminate flooring, a stainless steel sink unit and a uPVC window to the rear elevation. A door leads into a lean-to offering vinyl flooring and a courtesy door providing access to the rear garden.

The ground floor bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin and WC. Further features include vinyl flooring, an obscured uPVC window to the rear elevation and partly tiled walls.

FIRST FLOOR

Bedroom one is a good sized double bedroom offering exposed floorboards, a uPVC window to the rear elevation and a cupboard housing the combi boiler.

Bedroom Two is a further double bedroom offering exposed floorboards and two uPVC windows to the front elevation.

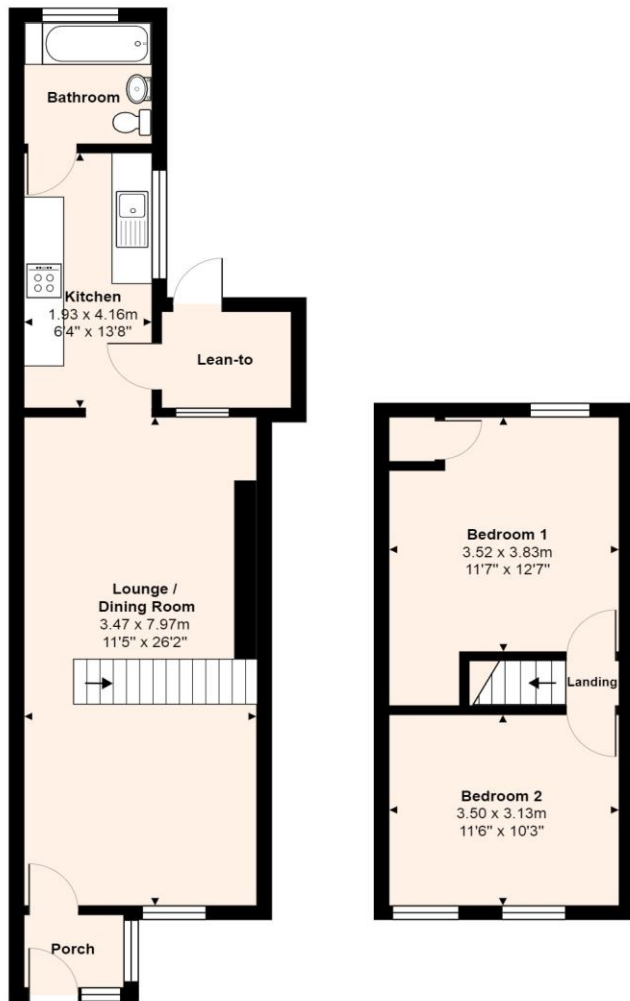
GARDENS AND GROUNDS

No.115 is accessed off the road and offers on-road parking and fore-court style front garden. To the rear of the property lies a sizeable lawned garden enclosed by a brick wall and mature hedgerow with a decking area.

SERVICES AND TENURE

All mains services connected. Freehold.

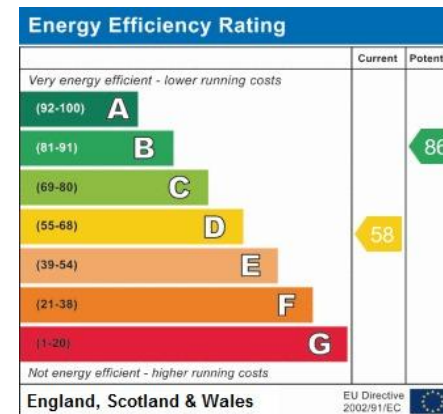




Ground Floor

1st Floor

115 Bryn Road
 Total Area: 72.1 m² ... 776 ft²
 All measurements are approximate and for display purposes only



An 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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