



**33 Bryntirion Hill**  
Bridgend, CF31 4BY







## 33 Bryntirion Hill

Bridgend, CF31 4BY

---

£339,950 Freehold

**4 Bedrooms : 3 Bathrooms : 3 Reception Rooms**

Watts & Morgan are pleased to present to the market this substantial four-bedroom semi-detached property located in a sought-after street in Bridgend. Within walking distance to Bridgend Town Centre and close to road and rail links. Accommodation comprises; entrance hall, kitchen, utility room, conservatory, downstairs shower room, lounge, sitting room & dining room. First floor landing, master bedroom with en-suite shower room, three further good sized double bedrooms and a family bathroom. Externally the property enjoys two private driveways with a detached single garage with front and rear lawned gardens. Offering no on-going chain. EPC Rating 'D'.

---

- Bridgend Town Centre 1.5 miles
- Cardiff City Centre 24.0 miles
- M4 (J36) 0.0 miles

---

**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

---

### GROUND FLOOR

Entrance via a partly glazed timber door into the entrance hall offering carpeted flooring, a stained glass window to the front elevation and a carpeted staircase to the first floor landing.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Appliances to remain include; freestanding rangemaster dual fuel oven with 5-ring gas hob, a co-ordinating extractor fan over, microwave, fridge freezer and dishwasher. Further features include tiled flooring, a one and a half stainless sink unit and tiled splash back.

A large archway leads into the light and airy conservatory constructed of uPVC with French doors providing access to the rear patio.

An inner hallway leads into the utility room offering additional wall and base units, a stainless steel sink unit, space and plumbing for white goods, a uPVC window to the rear elevation and a cupboard housing the combi boiler.

The downstairs shower room comprises; walk-in shower cubicle, wash-hand basin and WC. Further features include fully tiled walls, tiled flooring and an obscured uPVC window to the front elevation.

The lounge is a generous sized reception room offering carpeted flooring, a cupboard for storage and uPVC French doors provide access to the rear garden.

The dining room offers carpeted flooring and uPVC windows with stained glass windows above to the front elevation.

The sitting room is located to the front of the property and enjoys carpeted flooring, bay fronted windows and a feature fireplace.

---

### FIRST FLOOR

The first floor landing offers carpeted flooring, stained glass window to the side elevation, a cupboard for storage and a loft hatch giving access to the loft space.

Bedroom one is a sizeable double bedroom offering carpeted flooring, built-in wardrobes/cupboard space and a uPVC window to the rear elevation. Leading into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include tiled flooring, tiled walls, a heated towel rail and an obscured uPVC window to the rear elevation.

Bedroom two is a spacious double bedroom offering carpeted flooring, fitted wardrobe and cupboard space and a uPVC window to the front elevation.

Bedroom three is a good-sized double bedroom offering carpeted flooring, a bay fronted window and space for freestanding furniture.

Bedroom four is a further double bedroom offering carpeted flooring and two uPVC windows.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC set within a vanity unit.

**GARDENS AND GROUNDS**

No.33 is accessed off the road onto a private driveway via wrought iron gates with a pathway leading to the front door.

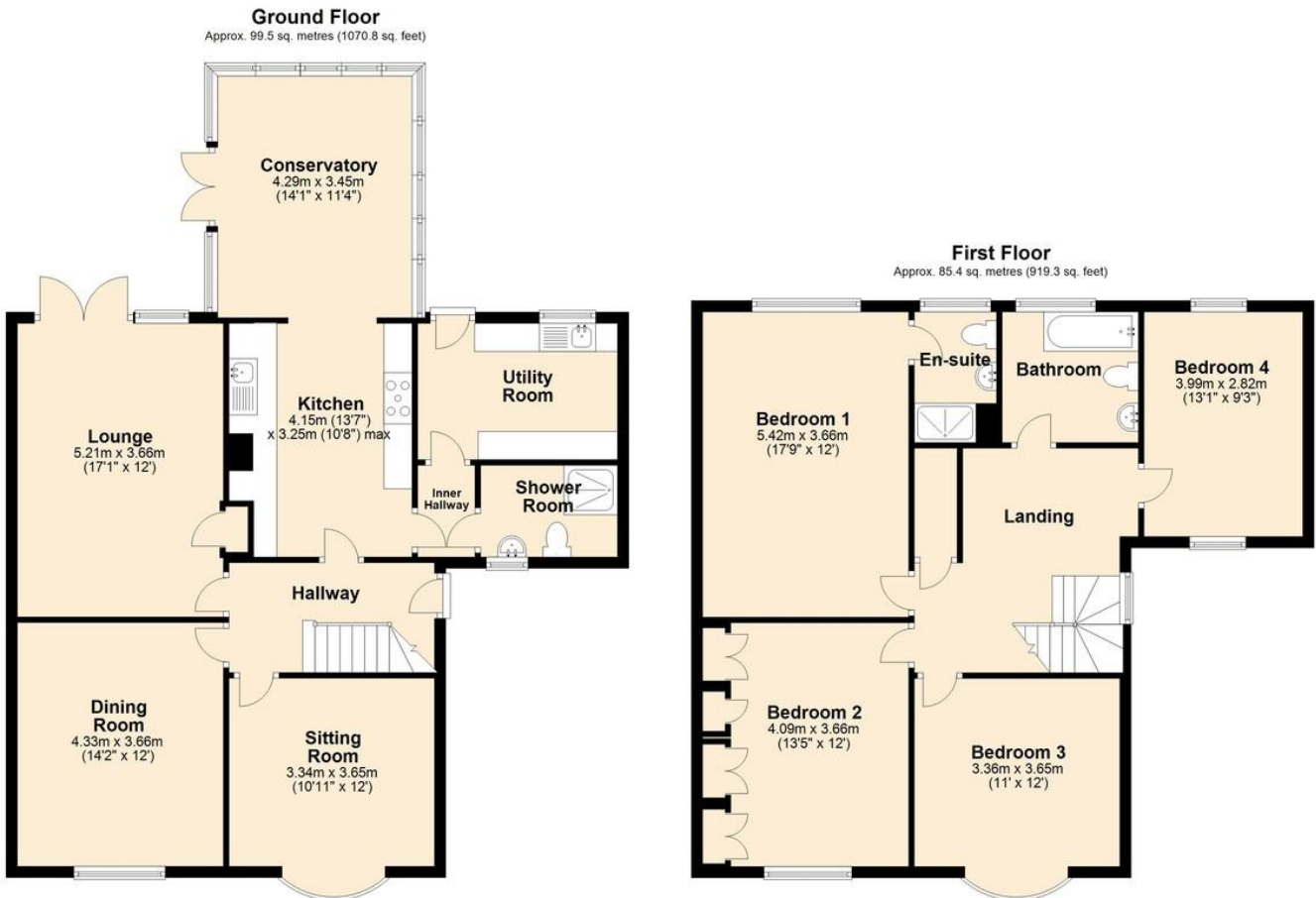
The front garden offers a lawned section which is enclosed by mature hedgerow and planted borders.

To the rear of the property lies a superb sized lawned garden and enjoys a patio area ideal for dining and entertaining, a greenhouse and garden shed.

Off Parcau road lies an additional private driveway leading into a single garage with power supply.

**SERVICES AND TENURE**

All mains services connected. Free hold.



Total area: approx. 184.9 sq. metres (1990.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

