



5 Brynawel, Bryntirion,  
Bridgend, CF31 4DL





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£299,950 Freehold

**3 Bedrooms : 1 Bathroom : 2 Reception Rooms :  
Additional Loft Room**

Watts & Morgan are pleased to present to the market an immaculately presented and extended three bedroom semi-detached property with loft room. Within walking distance to shops, reputable schools and amenities. The stylish accommodation comprises; entrance hall, ground floor WC, bay-fronted lounge, superb open plan kitchen/diner plus family room. First floor landing, three bedrooms and a 3-piece family bathroom. Second floor landing, loft room/home office. Externally the property benefits from private driveway parking with car port leading to single garage with dog washing facility and utility room; front and rear landscaped gardens.

EPC Rating; 'TBC'.

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- Bridgend Town Centre 1.4 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 4.9miles

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a composite door with frosted side panel into the entrance hallway featuring a slate tiled entrance and parquet flooring, carpeted staircase to first floor landing with understairs a modern 2-piece cloakroom/WC.

The lounge is a spacious reception room with uPVC bay window to the front elevation offering a central living flame gas fire with Victorian-style fireplace, marble hearth and timber surround; parquet floor and ample space for freestanding living room furniture.

The extended kitchen/diner has been fitted with classic 'shaker style' wall and base units with wooden work surfaces. Integral appliances to remain include; 'De Dietrich' 4-ring induction hob with extractor fan over, 'Hotpoint' double oven and dishwasher. Space is provided for a n American style fridge/freezer. The L-shaped kitchen benefits from a uPVC window and courtesy door to the side aspect and uPVC French doors lead out to the rear enclosed garden. Further presenting; two Velux roof lights, travertine floor tiles, ample space for dining furniture, a modern vertical radiator and one cupboard houses the 'Worcester' gas combi boiler.

The kitchen opens into the family room which is an additional spacious reception room offering versatility; with parquet flooring and built-in bespoke shelving unit to either side of the chimney breast with inset lighting.

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### FIRST FLOOR

The first floor landing features carpeting flooring, built-in airing cupboard with shelving and hanging rail, a uPVC window to the side and a carpeted staircase leads to the second floor.

Bedroom One is a double bedroom with uPVC bay-fronted window, carpeted flooring and built-in wardrobes.

Bedroom Two is a further sizable double bedroom with uPVC window to the rear aspect, carpeted flooring and ample space for freestanding wardrobes.

Bedroom Three is a comfortable single bedroom - currently utilised as a home office - with carpeted flooring and uPVC window to the front.

The family bathroom has been fitted with a 3-piece white suite comprising; low level WC, P-shaped bath with shower over and wash hand basin inset within vanity unit. Further benefits include; a uPVC window to the rear and travertine tiles to floor and walls.

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### SECOND FLOOR

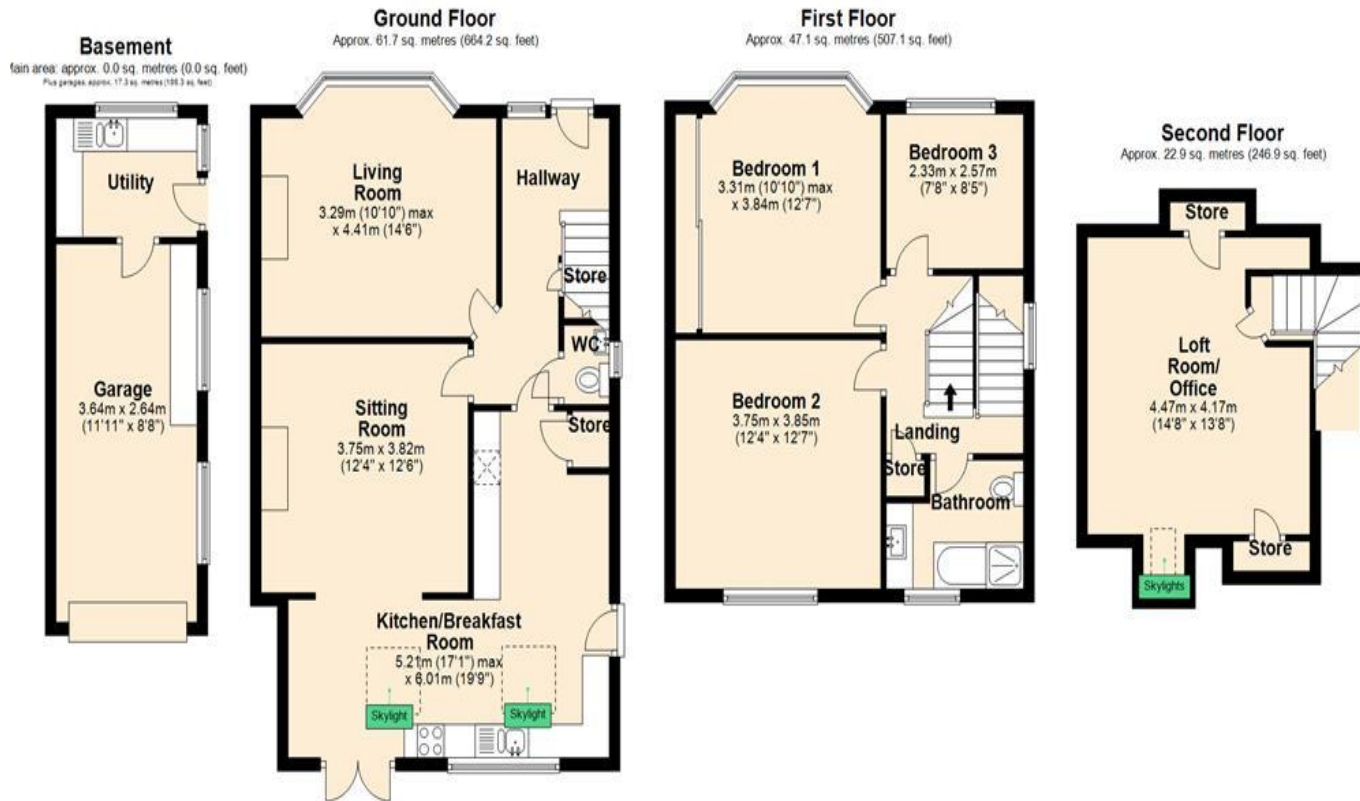
The loft room features two Velux windows offering carpeted flooring, eaves storage cupboards and built-in home office furniture to remain.

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### SERVICES AND TENURE

All mains services connected. Freehold.





Main area: Approx. 131.8 sq. metres (1418.2 sq. feet)  
 Plus garages, approx. 17.3 sq. metres (186.3 sq. feet)

All measurements are approximate and for display purposes only  
 Plan produced using PlanUp.

**5 Brynawel, Bridgend**

**GARDEN AND GROUNDS**

No.5 is approached off 'Brynawel' onto a private driveway leading to car port and single garage. The single garage features an electric door and benefits from a built-in dog showering unit beyond which is a lean-to utility room offering a range of base units and plumbing for appliances; with courtesy side door.

To the front of the property is a forecourt low maintenance garden featuring aggregate gravelled borders and a variety of mature shrubs and plants.

To the rear of the property lies a fully landscaped garden which incorporates raised decking and paved areas with built-in timber seating area to remain and oak pergola with full power supply. The garden is enclosed by surrounding feather-edged fencing and features a variety of low maintenance shrubs and plants.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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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