



73 Maes Brynach  
Brynmenyn, Bridgend, CF32 9PT





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**£189,950** Freehold

#### 2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present this well-proportioned two-bedroom end of terrace property located in the new Persimmon Homes development in Brynmenyn. Situated at the end of a quiet cul-de-sac and occupying a generous plot. Within proximity to McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; Entrance Hall, open plan Kitchen/Diner/Living Room, Conservatory and Cloakroom WC. First Floor Landing, Two Double Bedrooms and a modern Family Bathroom. Externally the property benefits from a private tarmac driveway with off road parking for 4-5 vehicles, side gravelled garden and rear landscaped garden with patio areas. EPC Rating; 'C'.

#### Directions

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 22.9 miles
- M4 (J36) 1.5 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Accessed via a partially glazed composite door into the entrance Hallway with tiled flooring and a carpeted half turn staircase leads to the first-floor landing.

The Open Plan Kitchen/Diner/Living Room offers;

The Kitchen has been comprehensively fitted with a range of cream wall and base units with laminate work surfaces and tiled splashback. Integral appliances to remain include 'Electrolux' gas oven with 4-ring hob and extractor fan over, plumbing and space available for washing machine, tumble dryer and freestanding fridge freezer. Further features include continuation of wood effect laminate flooring, a uPVC window to the front elevation and an 'Ideal' combi boiler is housed within one cupboard. The Kitchen extends into a dining area with a breakfast bar—offering space for high stools.

The Living Room has a continuation of the wood effect laminate flooring and uPVC French doors provides access to conservatory.

The Conservatory is an ideal space for entertaining and benefits from tiled flooring, UV protected glass roof, with French doors leading to beautifully landscaped rear garden.

The Cloakroom WC has been fitted with a 2-piece white suite comprising, dual flush WC and wall mounted sink with tiled splashback. Offering continuation of wood effect laminate flooring.

### FIRST FLOOR

The Landing offers carpeted flooring, and a loft hatch provides access to the loft space.

Bedroom One is a spacious double room with a uPVC window to the rear elevation, carpeted flooring and ample space for freestanding bedroom furniture.

Bedroom Two is a further double room with two uPVC windows to the front elevation, carpeted flooring and ample space for wardrobes.

The Family Bathroom has been fitted with a 3-piece contemporary white suite comprising, low level dual flush WC, pedestal sink and panelled bath with rainfall shower over. Further features include fully tiled walls, a uPVC window to the side and tiled flooring.

### GARDENS AND GROUNDS

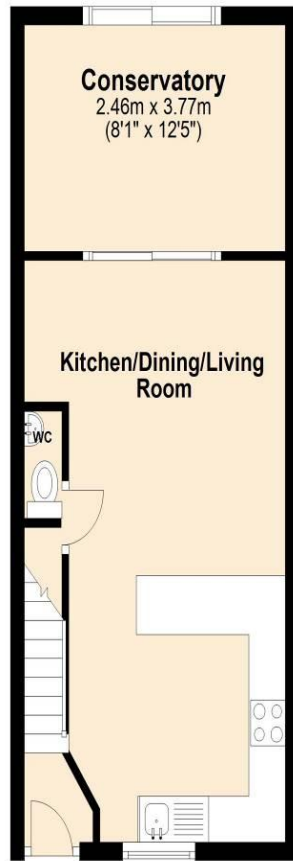
No.73 is approached at the end of a quiet cul-de-sac onto a tarmac driveway providing parking for approx. four to five vehicles.

To the front of the property is a paved footpath with side gravelled garden (could be utilised for extra parking/garden or garage - subject to necessary planning consents).



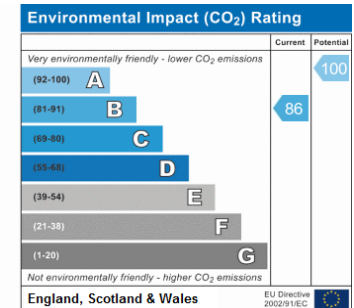
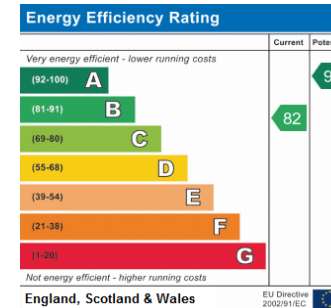
## Ground Floor

Approx. 33.6 sq. metres (361.1 sq. feet)



## First Floor

Approx. 21.4 sq. metres (230.1 sq. feet)



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