



Roslyn, Brynna Road
Pencoed, Bridgend, CF35 6PG



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£195,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market a well-proportioned two bedroom property situated in Brynna. Within close proximity to Junction 37 of the M4, schools and local amenities. Accommodation comprises; entrance hallway, living room, dining room, kitchen, shower room and 2-piece WC. First floor landing, two double bedrooms and 2-piece WC. Externally the property enjoys front and rear lawned gardens and a shared driveway with single garage. No on-going chain. EPC 'E'

Directions

- Bridgend Town Centre 5.9 miles
 - Cardiff City Centre 19.1 miles
 - M4 (J35) 2.3 miles
-

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC door into the hallway featuring carpeted flooring and carpeted staircase (currently with stair-lift) to the first-floor landing.

The living room is a spacious reception room with carpeted flooring, central electric fireplace, and uPVC windows to the front elevation. Ample space for freestanding furniture.

The dining room is a spacious room with ample space for dining furniture. Walk-in pantry cupboard.

The kitchen has been fitted with a range of wall and base units and laminate work surfaces. Further presenting fully tiled walls, tiled flooring, plumbing for appliances and single-glazed windows looking over the rear garden.

The shower room has been comprehensively fitted with a 2-piece suite comprising; sink set within vanity unit and a walk-in shower cubicle.

Featuring fully tiled walls, vinyl flooring and a storage cupboard.

The WC has been fitted with a 2-piece suite comprising; low level WC and wall-mounted sink. Further presenting fully tiled walls and tiled flooring.

FIRST FLOOR

The first-floor landing featuring carpeted flooring and uPVC windows to the side elevation.

Bedroom One is a spacious double room featuring carpeted flooring, uPVC windows to the front elevation and fitted wardrobes.

Bedroom Two is another spacious double room with carpeted flooring, uPVC windows to the rear elevation and fitted wardrobes.

The WC has been fitted with a 2-piece suite comprising; low level WC and sink set within vanity unit. Featuring carpeted flooring and uPVC windows to the rear elevation. Also providing access to the loft space.

GARDEN AND GROUNDS

The property is accessed off Brynna Road onto a shared driveway leading to a single garage with full power supply.

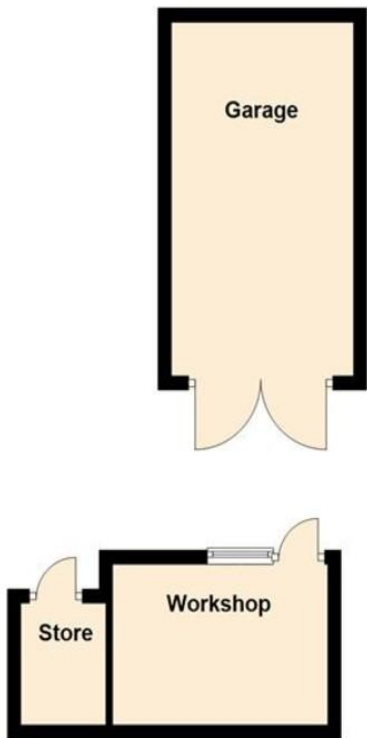
To the front of the property lies a large enclosed lawned garden.

To the rear of the property is a lawned garden with a patio area and two outbuildings. Parking to the rear.

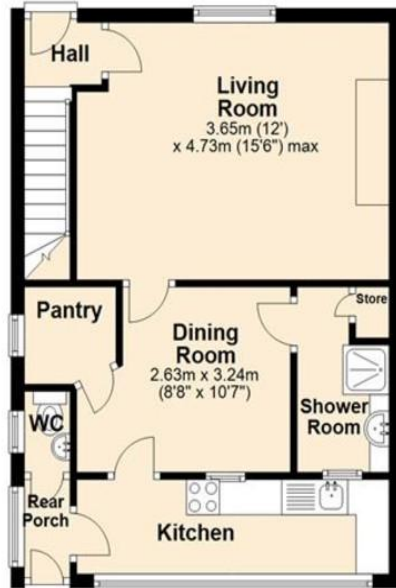
SERVICES AND TENURE

All mains' services connected. Freehold

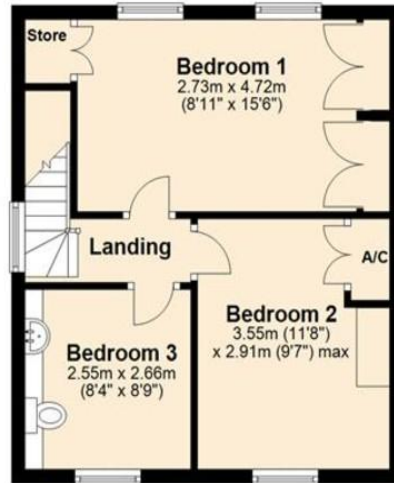
Outbuildings
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 78.8 sq. metres (847.8 sq. feet)

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

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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		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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