



89 Bryntirion Hill  
Bridgend, CF31 4BY



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£399,950 Freehold

**4 Bedrooms : 1 Bathrooms : 2 Reception Rooms**

We are pleased to offer to the market this well presented four bedroom detached property situated in a convenient location. Within walking distance of Bridgend Town Centre, local shops, amenities and Newbridge Fields. Close proximity to Junction 36 of the M4 motorway. Accommodation comprises; entrance hallway, lounge, dining room and kitchen/breakfast room. First floor landing, four bedrooms and a family bathroom. Externally enjoying a wraparound lawned garden, private driveway and single garage. EPC Rating; 'D

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## Directions

- Bridgend Town Centre 1.0 miles
  - Cardiff City Centre 23.7 miles
  - M4 (J36) 3.3 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entered via a uPVC wood composite door leading into a spacious hallway with laminate flooring and carpeted staircase raising up to the first-floor galleried landing. Features a large under-stairs storage cupboard with hardwood windows throughout the property. The main living room is a spacious reception with continuation of laminate flooring, bay windows to the side and a central feature gas fireplace set on a marble hearth. Double doors lead into the dining area with continuation of laminate flooring and a central feature gas fireplace set on a marble hearth with bay fronted windows to the front elevation. The kitchen/breakfast room has been comprehensively fitted with a range of shaker-style wall and base units and complementary laminate work surfaces. Integral appliances to remain; 5-ring gas hob with stainless steel extractor fan, double oven and grill, dishwasher, washing machine and microwave oven. Also features continuation of work surfaces providing a breakfast bar with space for high stools, recessed spotlighting, tiled flooring, and windows to the rear elevation. Space has been provided for a freestanding fridge/freezer and a partially glazed door provides access out onto the side garden.

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### FIRST FLOOR

The first-floor landing features carpeted and provides access to the loft hatch. Also features an internal airing cupboard housing the gas combi boiler. Bedroom One is a double bedroom situated to the front of the property with built-in wardrobes and storage space, carpeted flooring, and windows to the front. Bedroom Two is a double bedroom situated to the rear with carpeted flooring and windows to the rear. Bedroom Three is a further double bedroom with carpeted flooring and windows to the front. Bedroom Four is a comfortable single bedroom with carpeted flooring and windows to the rear. The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with over-head shower, sink and low-level WC set within a vanity unit. Features fully tiled walls, tiled flooring, windows to the rear and a chrome towel radiator.

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### GARDENS AND GROUNDS

No. 89 is accessed off Bryntirion Hill. The property sits on a large plot with a wraparound lawned garden and raised patio area. The front of the property has been landscaped with a raised chipping bed and range of mature shrubs and flowers. To the rear of the property is a private driveway providing parking for multiple vehicles leading down to the single garage with full power supply.

### SERVICES AND TENURE

All mains services connected. Freehold.

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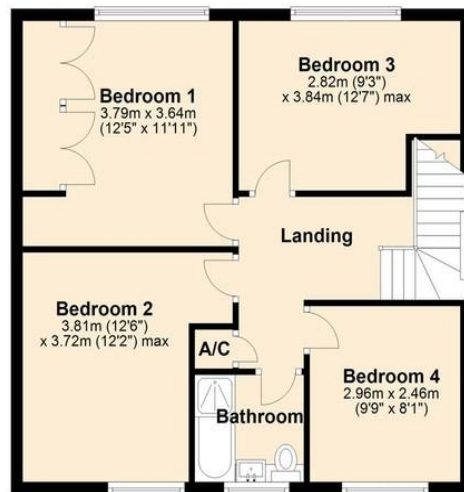
### Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



### Second Floor

Main area: approx. 0.0 sq. metres (0.0 sq. ft)  
Plus garages: approx. 20.0 sq. metres (214.9 sq. feet)



Main area: Approx. 120.7 sq. metres (1298.7 sq. feet)

Plus garages: approx. 20.0 sq. metres (214.9 sq. feet)

All measurements are approximate, and for display purposes only.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		7.5
(55-68) <b>D</b>	6.2	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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