



50 Maes Brynach, Brynmenyn

£245,000 Freehold

CALL TODAY TO VIEW ON 01656 750764

DanielMatthew
ESTATE AGENTS



- VERSATILE THREE BEDROOM TOWN HOUSE
- TWO RECEPTION ROOMS
- KITCHEN DINER, STUDY AND WC TO GROUND FLOOR
- LOUNGE AND PRIMARY WITH EN SUITE TO FIRST FLOOR
- TWO BEDROOMS AND BATHROOM TO SECOND FLOOR
- ENCLOSED GARDEN, DRIVE AND GARAGE
- LOCATED IN BRYNCETHIN WITH EXCELLENT SCHOOL
- CLOSE TO BRYNGARW PARK
- MODERN AND VERSATILE FAMILY HOME
- 360 TOUR TO VIEW

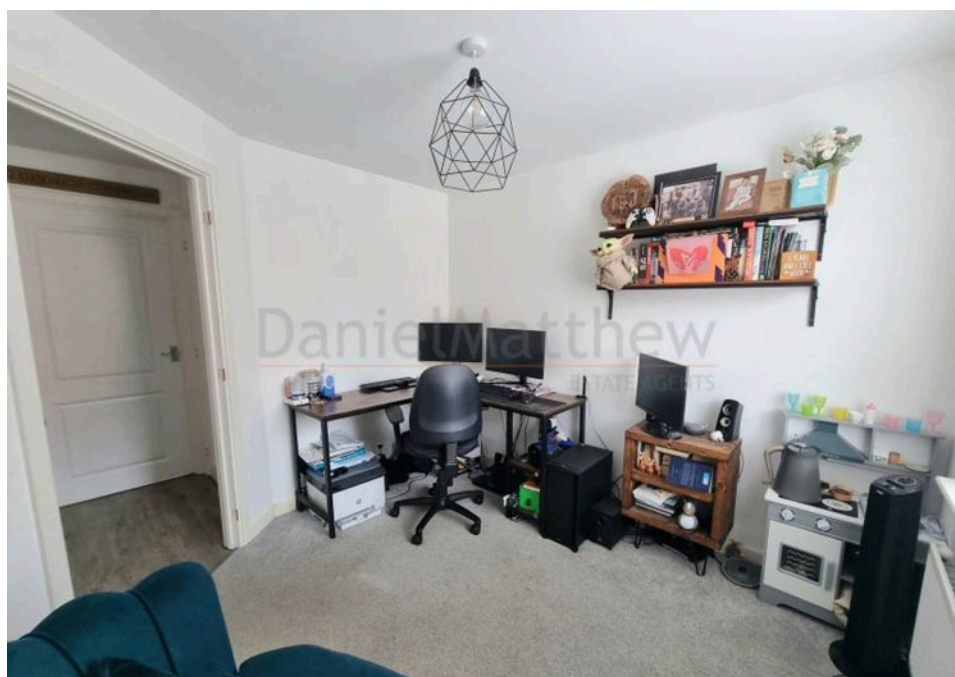


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency
Rating: B

EPC Environmental Impact
Rating: B





Entrance Hall

Enter via main door into the hallway, plain walls, plain ceiling, laminate flooring, radiator and access to ground floor rooms.

Study

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator this is a perfect playroom or office.

Kitchen/Diner

UPVC double glazed window and doors to rear aspect, Range of wall and base units with complimentary worktops, stainless steel sink with mixer tap, gas hob and electrical oven with extractor over, space for a washing machine, space for a dishwasher and space for a upright fridge .freezer, plain walls and ceiling, laminate flooring, radiator and storage cupboard.

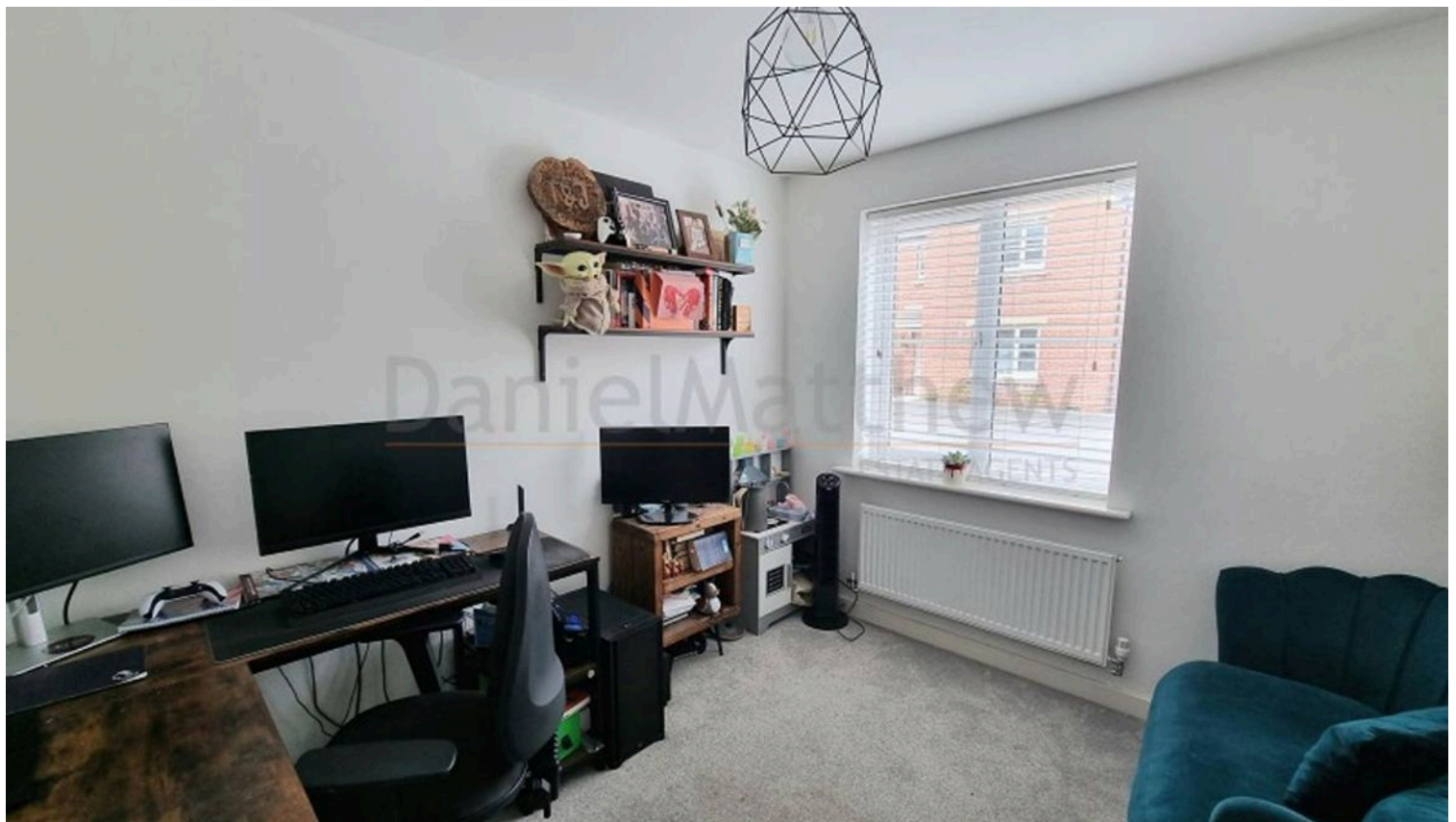


Wc

Cloakroom with plain walls, plain ceiling, radiator, low level wc, pedestal wash hand basin and vinyl flooring.

Landing

Landing with plain walls, plain ceiling, carpet flooring, staircase access to the second floor and access to the first floor rooms.



Bedroom One

Two UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring, radiator and access to the ensuite.

En Suite

En suite with Shower enclosure with plain walls, plain ceiling, radiator, low level WC, pedestal wash hand basin and vinyl flooring.

Lounge

UPVC double glazed windows to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

Landing Two

Landing with plain walls, plain ceiling, carpet flooring, attic hatch and access to the second floor rooms.

Bedroom Two

Two UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring, radiator.

Bedroom Three

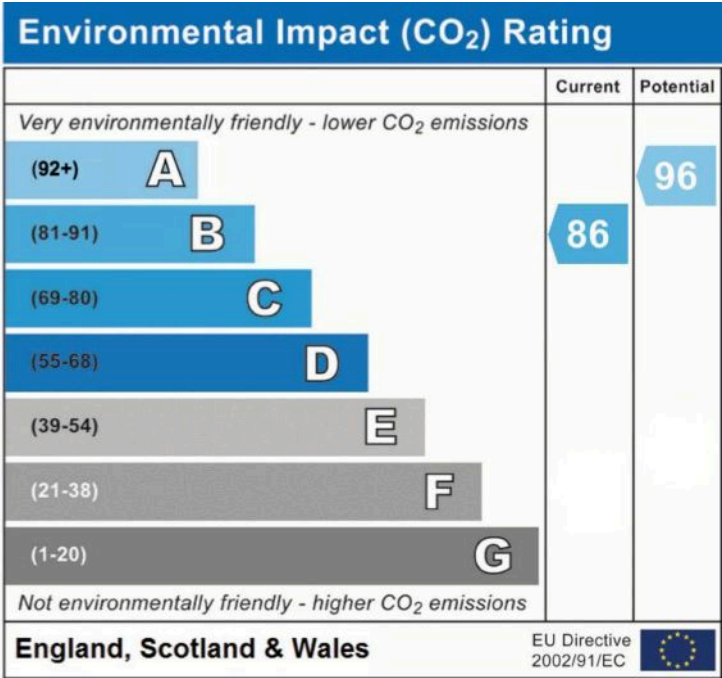
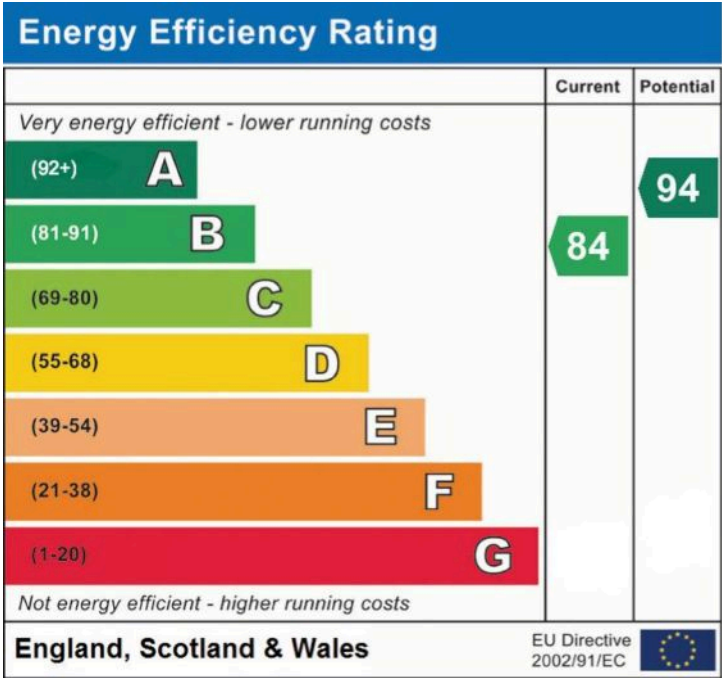
Two UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator.

Bathroom

Three piece suite comprising panel bath, low level wc, pedestal wash hand basin, plain walls, plain ceiling, radiator and vinyl flooring.

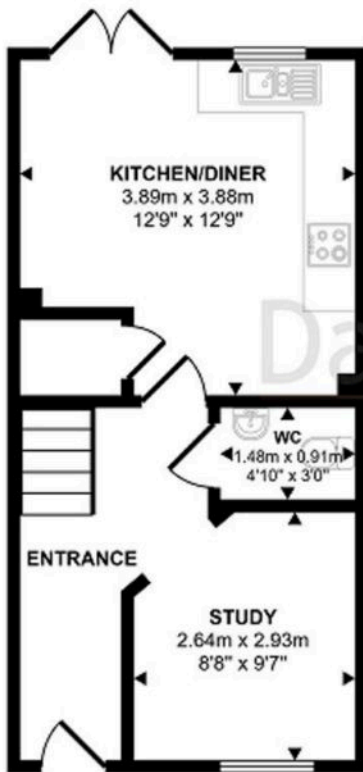
Garden

FRONT- Access to the main door and driveway to the side. REAR- Landscaped garden with fence boundary, laid to deck, laid to lawn, gate access to the drive and garage.

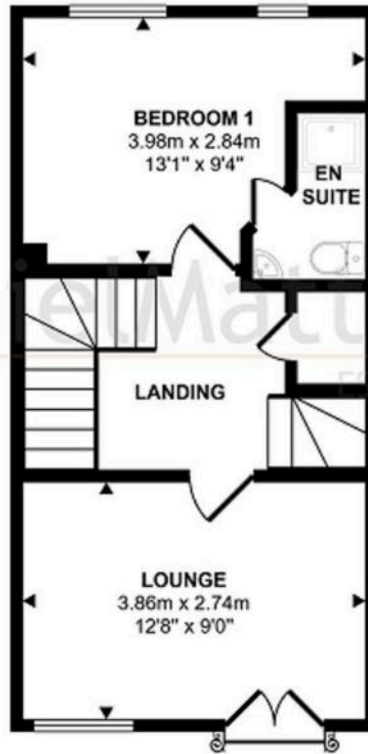




Approx Gross Internal Area
95 sq m / 1020 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft



First Floor
Approx 32 sq m / 341 sq ft



Second Floor
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

You can include any text here. The text can be modified upon generating your brochure.