



4 Brynteg Avenue, Pyle,
Bridgend, CF33 6BB



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£220,000 Freehold

2 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to market this spacious two double bedroom link-detached property situated in Pyle. An original 1920's Police House offering a good size plot. Within walking distance of local amenities and Asda Superstore; close proximity to J37 of the M4 and Porthcawl coastal town. Accommodation comprises; entrance porch, open plan living accommodation offering: dining room/sitting room, lounge with wood burner, modern fitted kitchen. First floor split- level landing with WC, master bedroom with ensuite shower room, bedroom two with ensuite bathroom and a loft room. Externally enjoying a lawned frontage and a fully enclosed rear garden with large double garage/workshop and gated off-road rear parking. Ideal for working from home subject to the relevant permissions. EPC Rating 'E'.

- Bridgend Town Centre 6.1 miles
- Cardiff City Centre 29.0 miles
- M4 (J37) 0.9 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

A uPVC door leads into the entrance hallway which offers laminate flooring and a large under stairs storage cupboard with power supply. The open plan living accommodation comprises; a central feature split-level staircase, continuation of laminate flooring and uPVC French doors lead out onto the rear garden. This superb size room provides ample space for dining furniture and additional seating area. A square archway leads into a cosy lounge which enjoys a log burner set on a marble hearth, under stairs cupboard, continuation of laminate flooring and uPVC French doors overlook the front garden. A newly fitted kitchen comprises a range of 'Shaker-style' wall and base units with co-ordinating work surface. Integral appliances to remain include; fridge/freezer, dishwasher and washing machine. Space is provided for a freestanding Range cooker. Further benefiting from; a uPVC window to the rear, a courtesy uPVC door providing access out onto the patio, two Velux windows and large modern marble-effect floor tiles.

FIRST FLOOR

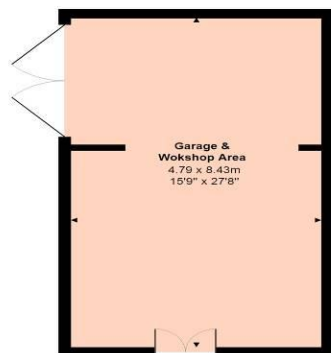
A split-level feature landing offers a large uPVC window to the front elevation, a WC, carpeted flooring and a staircase to the loft room. Bedroom one is a generous double room offering a range of fitted mirrored door wardrobes, a uPVC window to the rear elevation and carpeted flooring. Open plan into the large en-suite shower room which comprises; a double walk-in shower cubicle with glass screen and 'Creda' electric shower over, and basin set within vanity unit. Further benefiting from; a uPVC window, ceramic tiled walls and modern laminate flooring. Bedroom two is another double room enjoying fitted wardrobes, laminate wood flooring and leads into the en-suite bathroom. The loft room - currently utilised as an occasional bedroom - provides three 'Velux' windows which enjoy views across Pyle and surrounding areas, laminate flooring and three storage cupboards which provide ample storage within the eaves space.

GARDENS AND GROUNDS

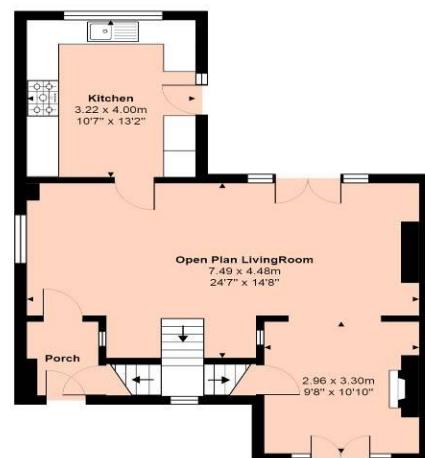
No.4 fronts the main road through Pyle and offers a good size plot comprises; a fully enclosed front garden which is laid to lawn with shrub borders and a south-facing rear garden with patio area, chipping section and lawned area. A timber gate leads out to the off-road parking and a large detached double garage/workshop is a fantastic space which would prove ideal as an office or gym with full electric supply and car pit.

SERVICES AND TENURE

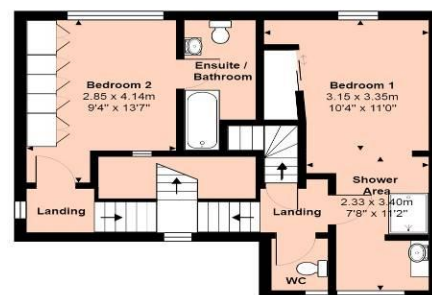
All mains services connected. Freehold.



Garage & Workshop



Ground Floor

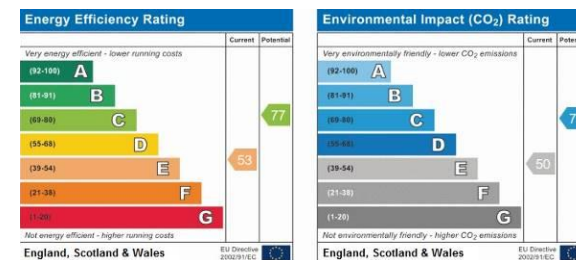


1st Floor



Attic Room

4 Brynteg Avenue
Total Area: 118.0 m² / 1270 ft² (Excluding Garage & Workshop)
All measurements are approximate and for display purposes only.



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.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

