



94 Bryn Road, Brynmenyn,
Bridgend, CF32 9LU

WATTS & MORGAN 160 YEARS

94 Bryn Road, Brynmenyn, Bridgend, CF32 9LU

£159,950 Freehold

3 Bedrooms : 1 Bathroom : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this traditional three bedroom semi-detached property located on the main road through Brynmenyn. Within walking distance to local amenities, Coleg Cymunedol Y Dderwen School and close proximity to J36 of the M4 & McArthur Glen Retail Outlet. Retaining many original features throughout. Accommodation comprises; entrance hallway, lounge with feature fireplace, separate dining room, kitchen leading into conservatory, utility and WC. First floor landing, three generous bedrooms and a 3-piece family bathroom. Externally enjoying front and rear lawned gardens and ample off-road parking. EPC RATING; 'D'.

- Bridgend Town Centre 4.0 miles
- Cardiff City Centre 22.8 miles
- M4 (J36) 2.6 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the welcoming Hallway offering a carpeted staircase to the first floor, a walk-in storage cupboard - ideal for coats and shoes; original floor tiles with feature border and a Victorian fireplace. Original doors lead off.

The Lounge is a bay-fronted reception room offering a cushioned window seat, original timber floorboards and a feature to the room is the traditional cast iron fireplace with tiled hearth.

The second reception room could be offered as an additional sitting room or good size dining room; offering a uPVC window overlooking the front garden and exposed timber floorboards.

The Kitchen has been fitted with traditional pine wall and base units with display cabinets and complementary laminate work surfaces. A freestanding 'Range Style' cooker to remain with 4-ring gas hob, dual oven and grill. Space is provided for an under-counter fridge. A storage cupboard houses the 'Baxi' combi boiler and a feature to the room is the original marble fire surround with cast iron grate. Further benefitting from; original terracotta floor tiles and a pantry area provides additional units, work surface and a 'Belfast' sink unit.

The Conservatory is of uPVC construction and offers uPVC French doors to the rear. Benefitting from; ceramic tiled flooring and ample space is provided for breakfast table and chairs.

An opening leads into a Utility area which provides plumbing for utilities and leads into a 2-piece WC and understairs storage cupboard.

FIRST FLOOR

The landing offers a uPVC stained glass window to the side elevation, traditional panelled walls and carpeted flooring.

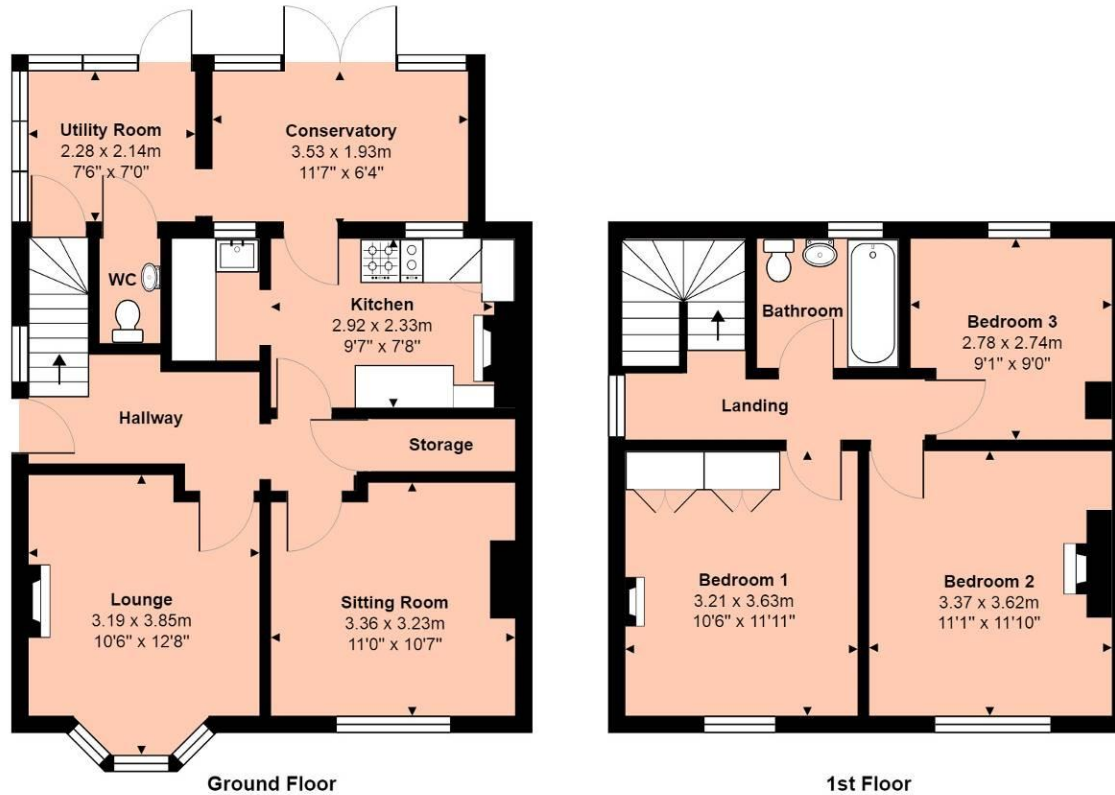
The Master Bedroom benefits from double fitted wardrobes, an exposed brick fire surround, a uPVC window to the front and original floorboards. Bedroom Two is another good size double room featuring a uPVC window to the front, exposed floorboards and a painted cast iron fire surround. Bedroom Three is a spacious single room offering a uPVC window to the rear elevation with views over the rear garden and a loft hatch provides access to the part boarded loft space with ladder.

The Family Bathroom has been fitted with a traditional 3-piece suite comprising; panelled bath with thermostatic shower over, basin and WC. Benefitting from; partly tiled walls and a Victorian style towel rail.

GARDENS & GROUNDS

No. 94 is approached off Bryn Road onto a block paved driveway providing off-road parking for several vehicles. To the rear of the property lies a good size garden offering a patio area with steps leading onto a lawned section, bordered by tall trees. A decking area is provided to the back of the garden with ample space provided for external storage sheds.



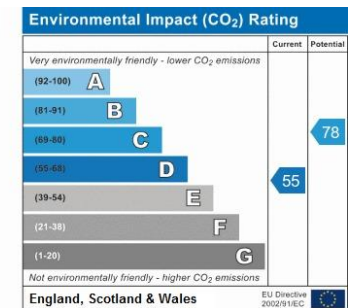
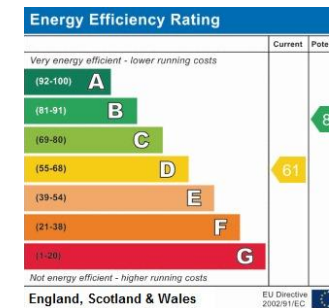


94 Bryn Road
Total Area: 103.3 m² ... 1112 ft²
All measurements are approximate and for display purposes only

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.

SERVICES & TENURE

All mains connected. Freehold.



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

