



36 Banc-Yr-Allt
Bryntirion, Bridgend, CF31 4RH



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£135,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts and Morgan are pleased to present to the market this spacious two bedroom mid-terraced property conveniently located to Bridgend Town Centre. Accommodation comprises; entrance hall, kitchen & open-plan lounge/dining room. First floor landing, two good sized bedrooms and a family bathroom. Externally enjoying a car parking space and a rear enclosed garden predominantly laid to lawn. EPC Rating 'C.'



- Bridgend Town Centre 3.7 miles
- Cardiff City Centre 23.9 miles
- M4 (J36) 3.7 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering vinyl flooring and an archway leading into the kitchen. The kitchen has been fitted with 'Shaker-Style' wall and base units with complementary work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over. Space and plumbing has been provided for white goods and for a free standing fridge freezer. Further features include continuation of vinyl flooring, a uPVC window to the front elevation, a matt sink unit, tiled splashback and houses the wall mounted combi boiler. The open plan lounge/dining room is a generous sized reception room offering carpeted flooring, a carpeted staircase to the first floor landing and ample space for free standing dining room furniture. uPVC French doors provide access to the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and a loft hatch giving access to the loft space. Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and double fitted wardrobes. Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the front elevation and two fitted cupboards for storage. The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin and WC. Further features include vinyl flooring and an obscured uPVC window to the rear elevation.

GARDENS & GROUNDS

No 36 is accessed via a cul-de-sac and enjoys a car parking space to the front. To the rear of the property lies an enclosed garden predominantly laid to lawn with a decking area ideal for garden furniture and a garden shed.

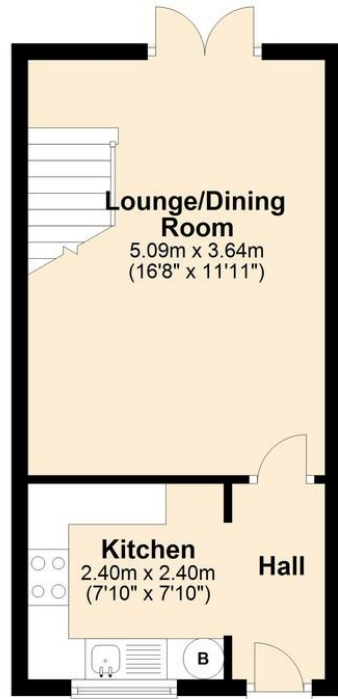
SERVICES & TENURE

All mains services connected. Freehold.



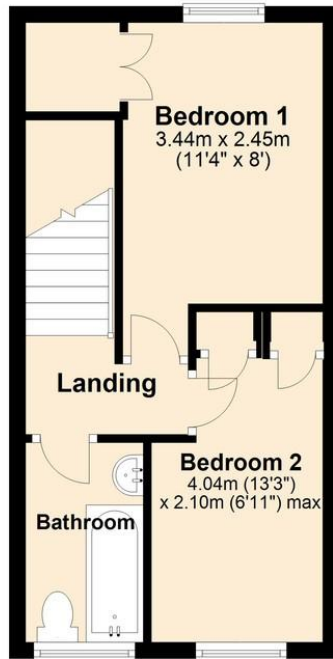
Ground Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



First Floor

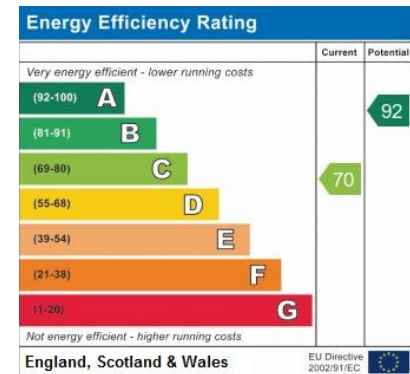
Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 sq. feet)

Plan produced by Watts & Morgan LLP.
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.



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