

105 Maes Brynach, Brynmenyn
Bridgend, CF32 9PT

WATTS & MORGAN 150 YEARS

105 Maes Brynach

Brynmenyn, Bridgend, CF32 9PT

£145,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this well-proportioned Two bedroom Semi-Detached property located in the new Persimmon Homes development in Brynmenyn. Within close proximity to McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; Entrance hall, open plan kitchen/diner/living room and cloakroom/WC. First floor landing, two double bedrooms and a family Bathroom. Externally the property benefits from a private tarmac driveway and a rear enclosed sizeable garden with a patio area. Offering no on-going chain. EPC Rating; 'B'.

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 22.9 miles
- M4 (J36) 1.5 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed composite door into the entrance hallway with wood effect vinyl flooring and a carpeted half turn staircase leads to the first floor landing.

The open plan kitchen/diner/living room offers;

The kitchen has been comprehensively fitted with a range of wood effect wall and base units with laminate work surfaces and upstands. Integral appliances to remain include; 'Electrolux' gas oven with 4-ring hob and extractor fan over. Plumbing and space available for a washing machine and freestanding fridge freezer. Further features include; continuation of wood effect vinyl flooring, a uPVC window to the front elevation and an 'Ideal' combi boiler is housed within one cupboard. The kitchen extends into a dining area with a breakfast bar – offering space for high stools.

The living room has been fitted with carpeted flooring and uPVC French doors provide access to the rear garden.

The cloakroom/WC has been fitted with a 2-piece white suite comprising; dual flush WC and wall mounted sink with tiled splashback.

FIRST FLOOR

The landing offers carpeted flooring and a loft hatch giving access to the loft space.

Bedroom one is a spacious double room with a uPVC window to the rear elevation, carpeted flooring and ample space for freestanding bedroom furniture.

Bedroom two is a further double room with two uPVC windows to the front elevation, carpeted flooring and ample space for wardrobes.

The family bathroom has been fitted with a 3-piece contemporary white suite comprising; low level dual flush WC, pedestal sink and panelled bath with handheld shower over. Further features include; partially tiled walls, a uPVC window to the side and wood effect vinyl flooring.

GARDENS AND GROUNDS

No.12 is approached off the road onto a tarmac driveway providing parking for two vehicles.

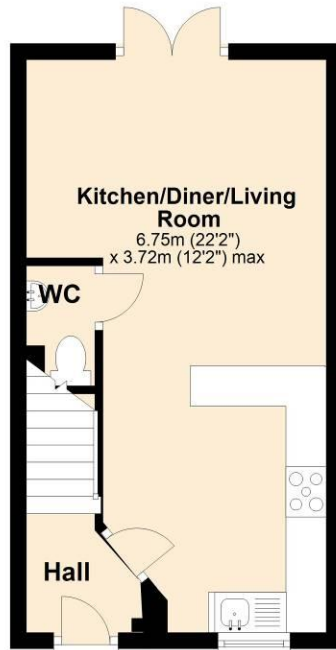
To the rear of the property lies a sizeable landscaped garden predominantly laid to lawn with a patio area, enclosed by feather edged fencing and a courtesy wooden gate provides access to the front of the property.

SERVICES AND TENURE

All mains services connected. Freehold.

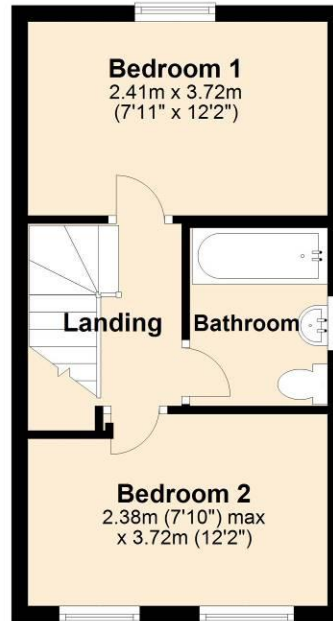
Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 51.4 sq. metres (553.3 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

