

5 Bryntirion Close
Bridgend
Bridgend County
CF31 4BZ

£350,000



- Four Bedroom Extended Family Detached Home
- Four Reception Rooms
- Cloakroom
- Shower Room To Bedroom Three
- Off Road Parking
- Garage
- Garden To Rear and Side Aspect
- Popular Location
- Within Walking Distance To Newbridge Fields
- No Onward Chain

Ref: PRA10437

Viewing Instructions: Strictly By Appointment Only



General Description

The extended four-bedroom detached family home located in the popular cul-de-sac of Bryntirion Close offers a generous and welcoming living space. The property features four well-proportioned bedrooms, providing ample accommodation for a growing family or those in need of extra space. With an extension, the house provides an enhanced layout, perfect for modern living. The four reception rooms provides flexibility and versatility, catering to various needs such as a formal living room, dining room, conservatory, and perhaps a playroom or additional sitting area. This ensures that the house can easily adapt to different lifestyles and preferences, making it an ideal choice for families or individuals seeking a multi-functional living space. The property also benefits off-road parking and garage. Offered with No Onward Chain viewings are highly recommended. Call our team to arrange an appointment to view 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, textured ceiling, papered walls, carpet flooring, radiator, understairs storage cupboard, stairs to first floor, doors leading to all ground floor rooms.

Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, low level WC, wash hand basin, laminate flooring.



Lounge (12' 0" x 18' 03") or (3.66m x 5.56m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, gas fire with marble surround, French glazed doors leading to sitting room.



Sitting room (12' 00" x 9' 08") or (3.66m x 2.95m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, radiator.



Kitchen/ Diner (21' 08" x 12' 04") or (6.60m x 3.76m)

Dual aspect to front and rear UPVC double glazed window, UPVC double glazed door to side aspect. Matching wall and base units with complementary work surface, stainless steel sink/drain, integrated appliance include hob, oven and dishwasher, plumbing for washing machine, space for fridge/freezer. Tiled flooring to kitchen area with carpet flooring to dining area, radiator, opened into conservatory.



Conservatory (9' 05" x 10' 07") or (2.87m x 3.23m)

UPVC built with dwarf walls, carpet flooring, French doors leading out to rear garden.



Landing

UPVC double glazed window to side aspect, textured ceiling, access to loft with ladder, airing cupboard, carpet flooring, doors leading to all first floor rooms.



Bedroom One (13' 06" x 12' 0") or (4.11m x 3.66m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator.



Bedroom Two (14' 02" x 9' 09" Min) or (4.32m x 2.97m Min)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, radiator, built in wardrobes and drawers.



Bedroom Three (9' 04" Min x 10' 04") or (2.84m Min x 3.15m)

Dual aspect UPVC double glazed window to front and rear aspect, textured ceiling, papered walls, carpet flooring, radiator, storage cupboard, door to shower room.



Shower Room

Tiled walls, laminate flooring, shower cubicle with shower over.



Bedroom Four (8' 05" x 8' 01") or (2.57m x 2.46m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, built in storage cupboard.



Bathroom

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls and flooring, low level WC, wash hand basin, panelled bath with shower over, radiator.



Outside

Front - Paved driveway leading to single garage, side access to rear garden and side garden.

Side Garden - Raised patio area with wall boundaries.

Rear - Tree and hedge boundaries, laid to patio area, decorative stone.

Garage

Electric door, power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.