

9 Clos Brynach
Brynmenyn
Bridgend
CF32 9QD

£199,950



- Two Bedroom Semi Detached Persimmon with very large corner garden
- Two Double Bedrooms
- Lounge
- Kitchen/Diner
- Cloakroom
- Bathroom
- Side by side parking
- Four year remaining on the NHBC
- Larger than average garden (please see garden photos)
- Close to local amenities and M4 access.

Ref: PRA10471

Viewing Instructions: Strictly By Appointment Only



General Description

"A Must to View" Daniel Matthew Estate Agents are pleased to offer for sale this very well presented two double bedroom property. It is situated in a quiet cul-de-sac location with generous garden and side drive parking, this is a perfect home for a first time buyer or investment buy. The property comprises of an entrance hall, cloakroom, lounge and kitchen/diner with french doors giving access to the garden. To the first floor there are two double bedrooms and a bathroom. There is ample parking to the side and access via the gate to this very generous corner garden. The property benefits from approximately 4 years left of the NHBC warranty and within close proximity to Junction 36 of the M4, local school, shops, amenities and Bryngarw Country Park. Chain Free. Call 01656 750764 to arrange a viewing.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into the hallway, access to the cloakroom, ground floor rooms and staircase access to the first floor, plain walls, plain ceiling, vinyl flooring and radiator.



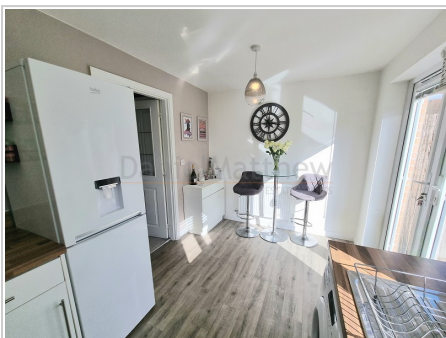
Cloakroom/w.c

UPVC double glazed window to front aspect, plain walls, plain ceiling, vinyl flooring, two piece suite in white comprising low level WC, pedestal wash hand basin and radiator.



Lounge (14' 09" x 9' 06") or (4.50m x 2.90m)

Modern lounge with a UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator and under stairs storage cupboard and door leading to the kitchen/diner.



Kitchen/ Diner (12' 09" x 8' 02") or (3.89m x 2.49m)

UPVC double glazed window to rear aspect, UPVC double glazed french door to rear aspect accessing the garden, plain ceiling, plain walls, tile splashback, boiler in the kitchen, range of wall and base units with complementary worktops, space for fridge/freezer, plumbing for washing machine, there is plumbing for a dishwasher also in the cupboard nearest the fridge, integrated oven and gas hob with extractor over and ample space for a dining table.



Landing

Plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.



Bedroom One (12' 09" x 8' 06") or (3.89m x 2.59m)

First double bedroom has two UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator and a storage cupboard.



Bedroom Two (12' 09" x 8' 02") or (3.89m x 2.49m)

Second Double bedroom has a UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.



Bathroom

Three piece suite with panel bath and waterfall shower and side glass screen, low level WC, pedestal wash hand basin, radiator, UPVC window to side aspect, plain and tile walls and vinyl flooring.



Garden

Front - Side drive parking with path to the front door and gate access to the very generous private garden.

Rear- Larger than average plot with fence boundary, patio and laid to lawn, this garden is an extremely generous size.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B83

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

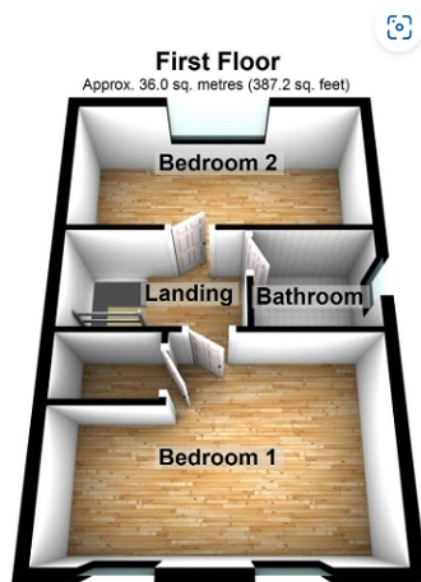
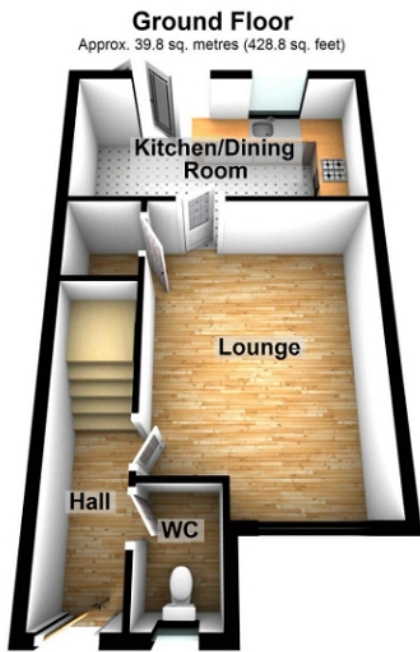
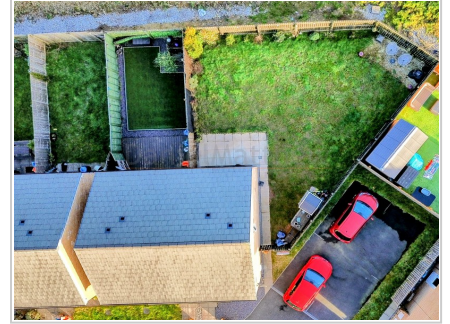
Service Charge

Council Tax

Band C

Deposit: £0.00





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.