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2 Bryn Golau
Bridgend, CF31 4DD

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Asking price **£299,950**

Four double bedrooms

Detached dormer bungalow

South facing garden

Enclosed generous sized off-road parking to the rear currently housing campervan

Detached garage workshop with power

Three reception rooms

En-suite to upstairs bedroom

Ground floor bathroom

Ideally located opposite local shop and bus stop

Viewing is highly recommended





Situated opposite the local shop and bus stop, just a short distance from Bridgend Town Centre and within the catchment of the well regarded Bryntirion Comprehensive School, is this stunning four double bedroom detached dormer bungalow with flexible living accommodation, three reception rooms, southerly facing gardens and ample off-road parking.

The property is entered via a PVCu double glazed door, flanked by window, into an entrance hallway with staircase rising to first floor landing and doorways leading to the lower floor accommodation. The lounge has a feature fireplace, coving to ceiling, a PVCu double glazed window to the side and PVCu door flanked by windows opening to a balcony area overlooking the south facing garden. The kitchen is fitted with a modern range of base and eyelevel units with twin bowl ceramic butler sink unit. There is a

built-in double oven, integrated dishwasher, washing machine, fridge/freezer and a ceramic hob with stainless steel extractor hood over. There is coving to ceiling, vinyl flooring and doorways giving access to the orangery and the dining room. The dining room has coving to ceiling, matching island units with sitting area, a continuation of the vinyl flooring and a double width doorway leading to the orangery. The orangery is of PVCu double glaze construction with a low dwarf brick wall and has PVCu double glazed windows to the rear. There are double doors giving access to the side and a large wall-to-wall roof lantern window. The lower floor master bedroom has laminate flooring, coving to ceiling and PVCu double glazed window overlooking the southerly facing garden. Bedroom two on the lower floor is a double room with laminate flooring, coving to ceiling and PVCu double glazed window to side. The downstairs bathroom has been

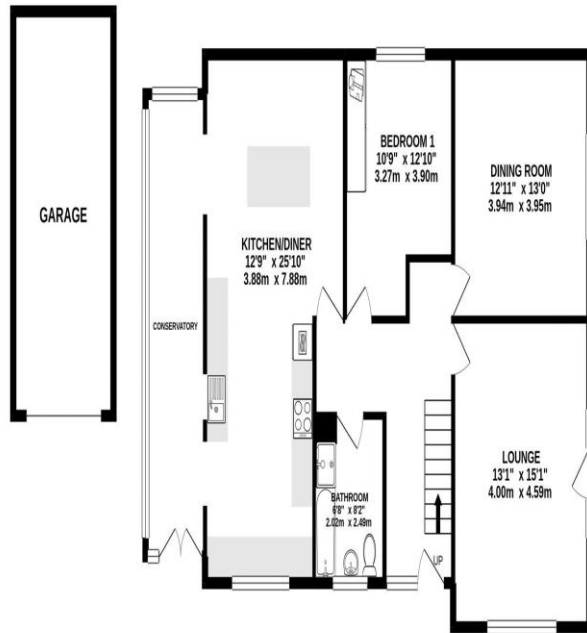
fitted with a three-piece suite comprising concealed cistern WC, vanity unit wash hand basin and bath with overhead electric shower. There is vinyl flooring, coving to ceiling and PVCu obscure double glazed window to the side.

The first floor landing has Velux window to the side and doorways to the remaining bedrooms. The master bedroom has twin Velux windows to the side, ample built-in wardrobes, a door to eaves storage and doorway to an ensuite shower room. The ensuite has been fitted with a three-piece suite comprising of low-level WC, corner shower cubicle and vanity unit wash hand basin. There is vinyl flooring, obscure glazed window to the side, full height tiling to walls and heated a towel rail. Bedroom four has Velux window to the side and PVCu double glazed window to the southerly facing garden.

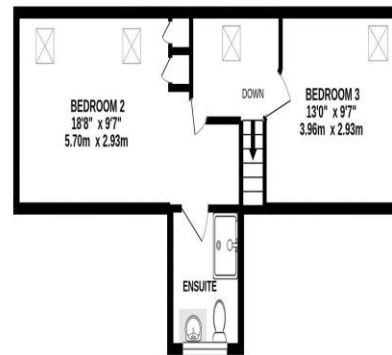
Outside to the front of the property the garden is enclosed and laid mostly to lawn with decorative gravel borders. To the side of the property is a block paved seating area with steps down to a further undercover barbecue/hot tub area. To the rear of the property is a generous sized garden which is being used to provide ample off-road parking for motorhomes and cars with gated access. There is a large block paved drive area with a single detached garage and workshop with power and light.

Viewings are highly recommend to appreciate the size, condition and assets this property has to offer.

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our office on Derwen Road, head towards the dual carriageway and turn left onto the one way system. Proceed through the lights and at the roundabout take the first left onto Tondy Road. At the next set of traffic lights, turn right onto Park Street. Continue on this road as it joins Bryntirion Hill. At the next set of traffic lights, turn right onto Bryn Golau. The property will be the first property found on the right hand side as indicated by a for sale board.

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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