



Brynogwy Tydraw

£250,000

- Spacious Family Home
- Close Distance To M4 J36, Bridgend Train Station & Bus Routes
- 2 Log Burners
- Secure Shed With Electric
- Original Welsh Slate Fire Surround
- EPC Rating: D



 3  2  3



About the property

Located in the highly sought-after village of Brynmenyn, this well-presented and spacious extended traditional bay-fronted stone semi-detached property offers charming accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall and three reception rooms, two featuring original log-burning fireplaces. A spacious kitchen/diner, downstairs shower room, and small rear conservatory complete the ground floor accommodation.

To the first floor are two good-sized double bedrooms, both with original feature fireplaces, along with a family bathroom and separate WC with wash hand basin.

The second floor offers a further bedroom, ideal as a master suite, home office or guest room.





Accommodation

Kitchen

16' 9" x 13' 1" (5.11m x 3.99m)

Lounge

16' 5" x 10' 6" (5.00m x 3.20m)

Reception Room

12' 10" x 11' 6" (3.91m x 3.51m)

2nd Recp Room/4th Bedroom

11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom 1

15' 9" x 12' 10" (4.80m x 3.91m)

Bedroom 2

16' 5" x 11' 6" (5.00m x 3.51m)

Bedroom 3

11' 6" x 10' 10" (3.51m x 3.30m)

Shower Room

9' 6" x 5' 7" (2.90m x 1.70m)

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 148.2 m² (1,595 sq.ft.) approx

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