



52 Brynteg Avenue, Bridgend, CF31 3EN

**£249,950**

BRINSONS & BIRT



**67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF**  
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**BRINSONS & BIRT**

Brinsons & Birt are pleased to offer to market this five bedroom, extended, mock Tudor semi detached property with excellent potential, situated on a popular cul de sac location within the heart of Bridgend. The property offers excellent access to Bridgend Town Centre and all its amenities including shops, schooling and public transport links, whilst still affording the luxury of a peaceful cul de sac location.

The accommodation, offering an abundance of space, briefly comprises; open entrance hall leading through into open plan kitchen/family room which further opens out to a large living room to front. There is also a UPVC built conservatory running the full width of the property and utility and WC to the ground floor. The first floor benefits from five bedrooms, one of which is currently being used as a dressing room. as well as a fully fitted four piece family bathroom. Further benefits include UPVC double glazing throughout, original parquet flooring located in the entrance hall and a Worcester gas combination central heating system. The front of the property benefits from off road parking for numerous vehicles and a mature frontage set back from the pavement with an easy to maintain rear garden currently laid to pebble dash.



## Accommodation

### Ground Floor

#### Entrance Hall

Entered via half glazed obscure UPVC front door, into open hallway comprising skimmed walled, coved ceiling, original wooden parquet flooring. Stairs leading up to first floor landing. Understair storage cupboard. Radiator. Communicating doors into;

#### Kitchen 11'47" x 7'62" (4.55m x 3.71m)

Range of wall and base units with glass wall display unit. Gas four ring hob with electric oven underset. Chrome one and a half sink and drainer with space for range of utilities, also including wooden breakfast bar. UPVC double glazed window to side. Tiled and papered walls. Coved ceiling. Vinyl flooring. Opens out to;

#### Family Room 13'6" x 18'51" (4.11m x 6.78m)

Two fully double glazed aluminium sliding doors leading into the conservatory. Papered walls. Coved ceiling. Fitted carpet. Two radiators. Communicating glass panelled double doors leading out to living room. Communicating door leading into;

#### Utility Room

UPVC half glazed door accessed from front with a range of utilities currently comprising dishwasher, washing machine and up and over fridge/freezer. Skimmed walls. Coved ceiling. Tiled flooring. Worcester combination central heating boiler housed to wall.

#### WC

Two piece suite comprising; low level WC and pedestal wash hand basin. UPVC double glazed window to rear. Skimmed walls with tiled splashbacks. Coved ceiling. Tiled flooring to match utility room.

#### Living Room 24' into bay x 10'64" (7.32m into bay x 4.67m)

UPVC double glazed bowed bay window to front. Inset gas coal effect fire set into a slate lined chimney with skimmed walls. Coved ceiling. Fitted carpet. Two radiators.

#### Conservatory 10'43" x 15'20" (4.14m x 5.08m)

Of UPVC structure with range of UPVC double glazed window units to all sides with UPVC fully double glazed patio doors leading out to rear garden set on a brick built dwarf wall and corrugated perspex ceiling panels. Currently in use as a craft room with tiled floor, power, light and heating.

### First Floor

#### Landing

Accessed via quarter turn staircase from entrance hall to open landing. UPVC double glazed window offering natural light. Skimmed walls. Coved ceiling. Fitted carpet. Radiator.

#### Bedroom One 14'5" x 9'51" Excluding fitted wardrobes (4.39m x 4.04m Excluding fitted wardrobes)

UPVC double glazed window to front. Papered walls. Coved ceiling. Fitted carpet. Radiator. Range of fitted wardrobes running the full length of bedroom.

#### Bedroom Two 13'64" x 10'40" (5.59m x 4.06m)

UPVC double glazed window to rear. Skimmed walls. Coved ceiling. Fitted carpet. Radiator. Fitted double wardrobe.

#### Bedroom Three 13'65" x 7'73" (5.61m x 3.99m)

UPVC double glazed window to rear. Skimmed walls. Coved ceiling. Fitted carpet. Radiator. 'L' shaped fitted wardrobe.

#### Bedroom Four 11'74" x 6'73" (5.23m x 3.68m)

Papered walls. Coved ceiling. Fitted carpet. Radiator. UPVC velux set into eaves.

#### Bedroom Five 7'24" x 6'65" (2.74m x 3.48m)

Currently in use as a dressing room with UPVC double glazed window to side. Papered walls with wooden picture rail. Coved ceiling. Fitted carpet. Radiator.

### Bathroom

Fully functioning four piece suite currently comprising; open walk in Quadrant shower cubicle with integrated shower rainfall shower head attachment, six foot panelled bath with inset chrome mixer tap, low level dual flush WC and pedestal wash hand basin. UPVC double glazed translucent window to side with tiled splashback and papered walls. Coved ceiling with inset chrome spotlights. Vinyl flooring. Stainless steel towel rail.

### Outside

#### Front

Property is set back from the pavement by a dwarf wall with a variety of mature hedgerows with off road parking for numerous vehicles and has the opportunity to open the front further. Side access leads through to rear garden via a single gate. Further inset storm porch leading to front door.

#### Rear

Private, flat and secluded parcel mainly laid to pebble dash with further parcel of patio with feather edge fencing to all boundaries.

### Services

All mains services.

### Directions

From our offices at 67 High Street, Cowbridge turn right into Westgate and at the end turn left on to the Cowbridge by pass onto the A48 towards Bridgend. At the big roundabout with traffic lights bear left on the A48 and continue through the small roundabout. Go under the railway bridge and turn immediately right in the filter lane. At the top of the road bear left and then right and then first left into Brynteg Avenue. Number 52 will be just over half way down on your right hand side.











BRINSONS & BIRT

Awaiting  
Floor Plans



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