
48, Bryntirion Hill
Bridgend, CF31 4DA
Watts
&Morgan


RESERVED
FOR THE
Best Mum

48, Bryntirion Hill

Bridgend CF31 4DA

£425,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Set in the sought-after Bryntirion Hill area, this spacious 4-bedroom semi-detached home is available for the first time in over 30 years. Ideally located within walking distance of Bridgend Town Centre, Newbridge Fields, local schools, shops, and transport links, with excellent access to Junction 36 of the M4.

The well presented property offers flexible living space, including an open-plan lounge/dining room, separate sitting room, modern kitchen, studio/ ground-floor bedroom with en-suite, three generous double bedrooms, a stylish family bathroom, and a versatile loft room. Outside, there's ample off-road parking, a landscaped courtyard, and a generous rear garden.

Directions

* Bridgend Town Centre - 1.2 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 3.0 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door, the welcoming entrance hallway features Karndean wood flooring, a built-in storage cupboard, and a staircase rising to the first floor. Solid oak doors provide access to the ground floor accommodation. The sitting room enjoys a front-facing aspect with fitted wooden shutters, continued Karndean flooring, and ample space for freestanding furniture. Spanning the full width of the property, the impressive open-plan lounge/dining room offers dual-aspect windows with wooden shutters, a feature wood-burning stove set on a slate hearth with a timber mantel, and plenty of space for both lounge and dining furniture. The modern kitchen is fitted with a range of matching wall and base units complemented by solid oak worktops and continued Karndean flooring. A rear-facing window overlooks the garden, while a door leads to the rear hallway. Integrated appliances include an electric oven, five-ring electric hob with extractor hood, fridge/freezer, and dishwasher, together with a composite sink and swan-neck mixer tap. The rear hallway provides access to the courtyard and rear garden via composite and PVC doors and leads to a highly versatile studio/ground floor bedroom. This adaptable space is ideal for independent living, guest accommodation, a home office or studio, and includes fitted kitchen units with plumbing for appliances, along with a modern en-suite shower room comprising a walk-in double shower, low-level WC, and wall-mounted wash hand basin.

The first-floor landing features a large front-facing window and provides access to all bedrooms via solid oak doors, with a staircase leading to the loft room. Bedroom One is a spacious double with fitted wardrobes and a front-facing window. Bedroom Two is another generous double overlooking the front, while Bedroom Three enjoys views over the rear garden and benefits from fitted wardrobes. The contemporary family bathroom is fitted with a luxurious four-piece suite comprising a panelled bath, double shower enclosure with rainfall shower, WC, and wash hand basin with LED mirror. The room is finished with fully tiled walls and flooring, recessed spotlights, and two side-facing windows.

The second-floor loft room offers excellent flexibility as an additional bedroom, home office, hobby room or games room. It features carpeted flooring, a front-facing Velux window, and useful eaves storage.

GARDENS AND GROUNDS

Approached from Bryntirion Hill, No. 48 benefits from a tandem driveway to the side, along with a level paved frontage providing off-road parking for several vehicles. A wooden gate leads to an enclosed side courtyard garden, creating a private, low-maintenance seating area separate from the main garden. To the rear, the property enjoys a generous enclosed garden with a spacious patio, ideal for outdoor dining and entertaining. The remainder is laid to lawn and enclosed by feather-edge timber fencing, offering a safe and private space for families to enjoy.

ADDITIONAL INFORMATION

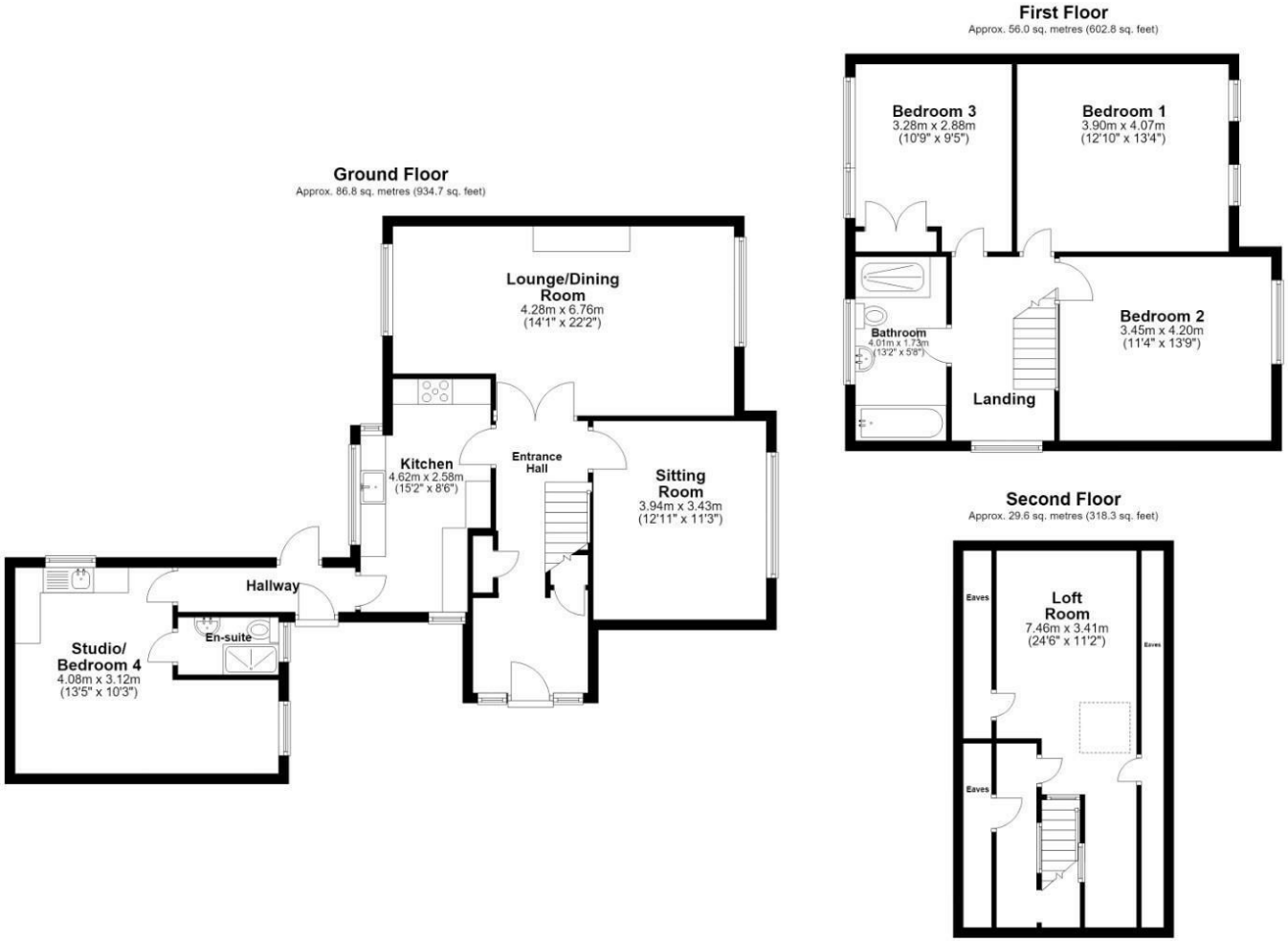
Freehold. All mains connected. EPC Rating; ‘C’. Council Tax is Band 'E'.

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

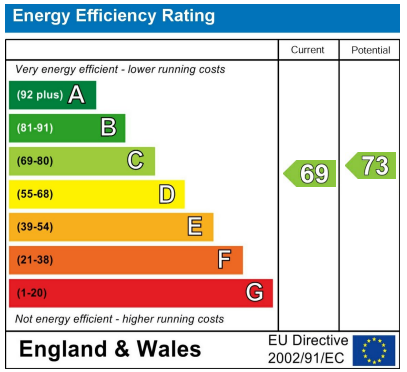
These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

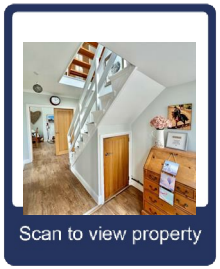


Total area: approx. 172.4 sq. metres (1855.8 sq. feet)









These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan