



13 Bryntirion Hill

Bridgend, CF31 4BY

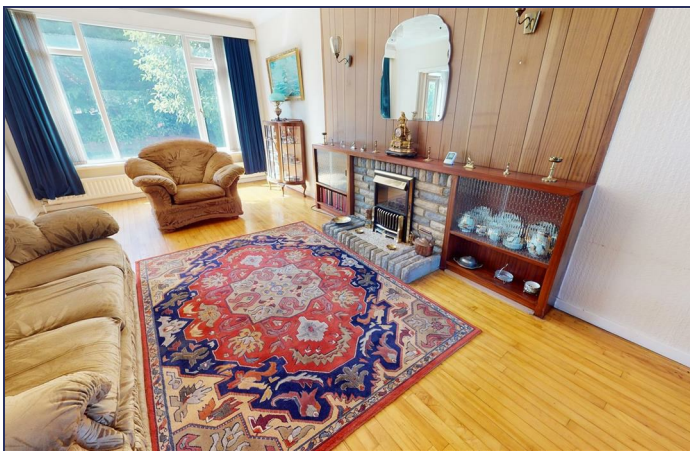
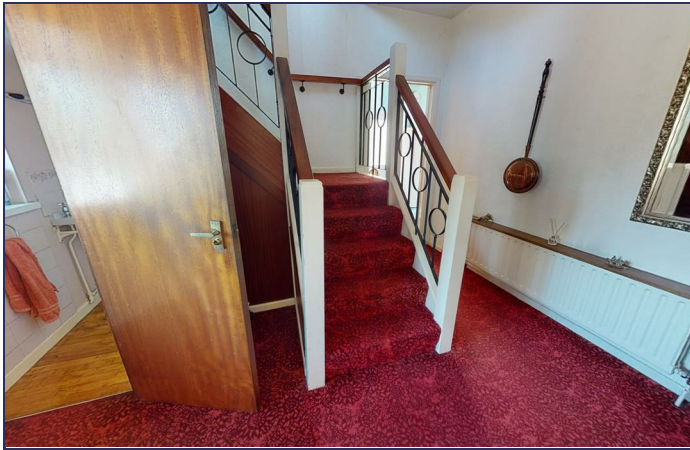
Offers Over £375,000

HARRIS & BIRT

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A good sized individual four bedroom detached house with private south facing rear garden fronting onto a service road on Bryntirion Hill on the outskirts of the town but still only a short drive from the town centre and its extensive facilities including a wide range of shops both national and local, well regarded schooling for all ages, library, hospital, sporting and recreational activities. Transport links particularly via the M4 and A48 towards Cardiff and beyond to the east as well as Swansea and beyond to the west. Bridgend train station is on the main Swansea – Cardiff – Paddington Line.

The accommodation includes reception hall with cloakroom, particularly light large living room, dining and kitchen/breakfast room. Upstairs there is a galleried landing with access to four good sized bedrooms and bathroom/shower room. Good sized integral garage and has a potential to make an additional living room subject to gaining any consents necessary and particularly with the double width driveway parking already in place. Mature well screened south facing rear garden. The property enjoys full mains gas central heating and double glazing.



Accommodation

Entrance Porch

Open fronted. UPVC double glazed storm doorway with obscure glazing and matching side panel.

Reception Hall 11'6" x 10" (3.51m x 3.05m)

Maple strip floor. Dog leg stairway to first floor with wrought iron features. Useful understairs storage cupboard.

Cloakroom

Suite comprising low level WC and wash hand basin. Maple strip floor. Opaque glazed window.

Living Room 22'9" x 11'1" (6.93m x 3.38m)

Measurements not including large box bay to front which enjoys attractive front garden views and which combined with the huge picture windows overlooking the rear garden creates an attractively light and pretty living room. Original maple strip floor. Original fireplace flanked by display cabinets with timber panelling over stretching to ceiling height. Gas point. Two wall lights.

Dining Room 10'9" x 9' (3.28m x 2.74m)

Another pleasantly light room with UPVC double glazed French doors with matching side screens and top windows leading out to the rear terrace and garden and providing attractive views. Double sliding doors to the living room open up to provide an open plan entertaining space. Maple strip floor. Wood panelling to wall. Sliding doorway through to kitchen.

Kitchen/Breakfast Room 14'9" x 9'3" (4.50m x 2.82m)

Large picture window enjoying views out over the rear garden. Range of built in units include single bowl double drainer stainless steel sink unit, range of floor cupboards with sliding doors, range of wall units and shelving, double stacked wall cupboards, space and plumbing for washing

machine and dishwasher. Space for electric cooker and extractor over. Range of worksurfaces with tiled splashbacks. Ideal Mexico freestanding gas fired boiler which heats the central heating and domestic hot water supply. Breakfast area with space for table and chairs fitted with walled panelling. Side doorway to garden.

First Floor

Galleried Landing 12'6" x 11'6" (3.81m x 3.51m)

Easy graded dog leg stairway with wrought iron balustrade. Ladder access to loft with power and lighting which was previously adapted for a hobby room. UPVC double glazed French doors enjoying views out over the front garden and access directly onto the front balcony.

Balcony 19'09" x 3'01" (6.02m x 0.94m)

Decorative railings around. Views over front garden.

Bedroom One 15'1" x 11' (4.60m x 3.35m)

Big picture window overlooking the rear garden. Range of built in furniture including wall to wall wardrobe units with double doors and cupboards over with central dressing table unit.

Bedroom Two 14'6" x 11' (4.42m x 3.35m)

Picture window enjoying a delightful southerly aspect over the rear garden. Wall to wall, floor to ceiling range of built in bedroom furniture including double wardrobes flanking dressing table, shelf cupboards and double door sliding wardrobes.

Bedroom Three 11'9" x 11'6" (3.58m x 3.51m')

Enjoys attractive front views.

Bedroom Four 9'9" x 9' (plus entrance lobby) (2.97m x 2.74m (plus entrance lobby))

Attractive front views. Double door shelved wardrobe with storage over. Adaptable as office space, great for work from home.

Bathroom 6' x 5' (1.83m x 1.52m)

Twyfords China wash hand basin. Panelled enamelled bath. Walls half tiled. Radiator/towel rail. Obscure glazed window to side.

Shower Room/WC 5'9" x 5' (1.75m x 1.52m)

Corner shower cubicle with Mira shower tiled base and wall tiling. Low level WC. Walls half tiled. UPVC obscure glazed window.

Outside

Attractive mature lawned front garden with brick wall. Well established shrubbery borders. Double width driveway enjoys plenty of parking and leads to the integral garage 17'09ft x 8'11ft (5.41m x 2.72m), up and over doorway, electric light and power, high ceiling. Paved terrace. Wrought iron pedestrian gate to the side leads to a paved side area with small lawn. The principal garden is to the rear and faces south and features a central lawn with paved pathway and side shrubbery borders. Access directly from the French doors in the dining room.

Services

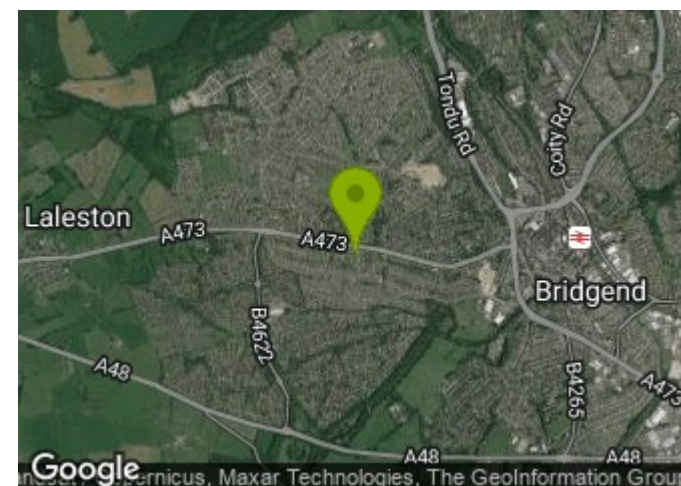
Mains water, gas, electricity and drainage. Central heating by gas boiler. Double glazed.

Directions

From our offices at 67 High Street Cowbridge, turn right and proceed up the high street up the A48 towards Bridgend. At the first roundabout with traffic lights, take the first exit left continuing along the A48 straight across the first roundabout and straight across the second roundabout (with traffic lights). At the next roundabout turn right onto the B4622 sign posted Broadlands and proceed to the traffic lights at the end of this road. Turn right onto the A473 and take the third turning right into Bryntirion Close and then turn immediately left into Bryntirion Hill. The property is on your right hand side with the Harris & Birt Board outside.







HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

