

HUNTERS®

HERE TO GET *you* THERE



Bryn Golau
Bridgend, CF31 4DD

£210,000

3 null null D

Council Tax: C



24 Bryn Golau

Bridgend, CF31 4DD

£210,000



General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

Hallway

with laminate flooring, skinned walls and ceiling which is coved with central lighting, radiator, stairs to first floor, front door.

Lounge

12'8" x 12'6" (3.86m x 3.81m)
with laminate flooring, skinned walls and textured ceiling with central lighting, radiator, window to front.

Kitchen dining

19'00" x 9'7" (5.79m x 2.92m)
with tiled flooring, skinned walls and ceiling with two central lighting, selection of base and wall units in shaker style white with oak effect worktop, integral appliances to include electric oven and gas hob with hood, window and door to rear and door to side, radiator.

Landing

with carpets, skinned walls and textured ceiling which is coved with central lighting, wood bannister with spindles airing cupboard, window to side.

Bedroom 1

12'8" x 11'3" (at widest) (3.86m x 3.43m (at widest))
with carpets, skinned walls and ceilings with central lighting, radiator, window to front, built in storage.

Bedroom 2

12'8" x 11'3" (at widest) (3.86m x 3.43m (at widest))
with carpets, skinned walls and ceilings with central lighting, radiator, window to rear.

Bedroom 3

8'2" x 8'0" (2.49m x 2.44m)

with carpets, skinned walls and ceilings with central lighting, radiator, window to front, built in storage.

Bathroom

8'1" x 5'7" (2.46m x 1.70m)

with laminate effect flooring and tiled walls with skinned ceilings and spot lighting, 3 piece suite with sink built into vanity unit, wc and bath with thermostatic water fall shower and glass screen, window to rear, chrome towel radiator.

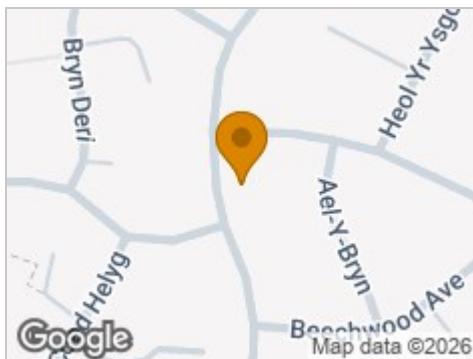
Gardens

Front open garden which has been block paved to offer a driveway for at least two cars, this extends to side and to a single garage with up and over front door, power and lighting.

Enclosed rear garden with decking against the house and at the rear of the garden, there is a resin section and path off this which splits a lawn at the centre.



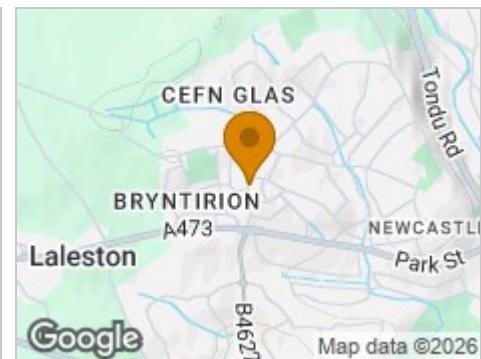
Road Map



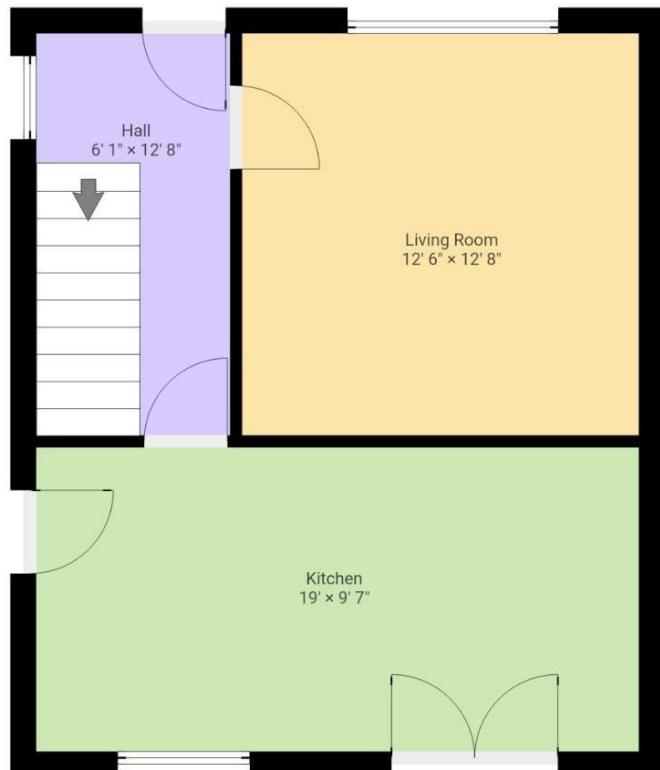
Hybrid Map



Terrain Map



Floor Plan

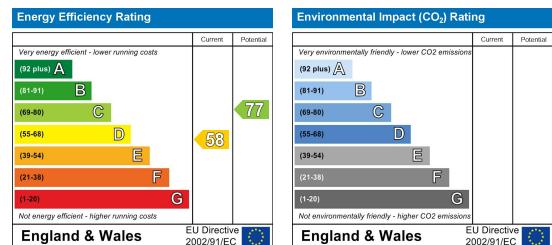


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.