

HUNTERS[®]

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Maes Brynach

Brynmenyn, Bridgend, CF32 9NA

£225,000



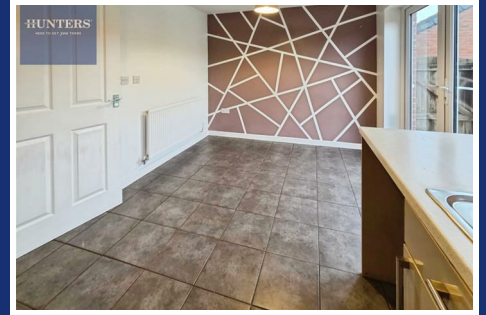
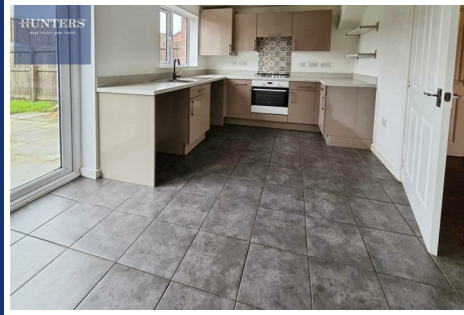
Council Tax: D



22 Maes Brynach

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General

Brynmenyn is a small village located in Bridgend, Wales, known for its charming rural setting and close-knit community. Living in Brynmenyn offers a peaceful and tranquil environment, perfect for those looking to escape the hustle and bustle of city life.

One of the main benefits of residing in Brynmenyn is its convenient transport links. The village is situated just a short drive away from the M4 motorway, providing easy access to nearby towns and cities such as Bridgend and Cardiff. Public transport options are also available, with regular bus services connecting Brynmenyn to surrounding areas.

Despite its small size, Brynmenyn offers a range of local amenities to cater to residents' daily needs. The village boasts a local grocery store, post office, and several charming pubs and cafes, providing everything you need within walking distance. For a wider range of shopping and entertainment options, the town of Bridgend is just a short drive away.

Nature lovers will appreciate the beauty spots surrounding Brynmenyn, with picturesque countryside and stunning views right on your doorstep. The nearby Ogmere Valley offers scenic walking and cycling routes, perfect for enjoying the great outdoors and staying active.

Families with children will find a selection of schools in the surrounding area, providing quality education for all ages. Brynmenyn Primary School is located within the village itself, offering a convenient option for young children.

Cloakroom

Lounge

14'4" x 10'6" (at widest) (4.37m x 3.20m (at widest))

Kitchen dining

15'3" x 8'10" (4.65m x 2.69m)

Master Bedroom

11'10" x 9'11" (3.61m x 3.02m)

Ensuite

Bedroom 2

9'1" x 7'10" (2.77m x 2.39m)

Bedroom 3

7'10" x 6'0" (2.39m x 1.83m)

Bathroom

5'11" x 5'11" (1.80m x 1.80m)



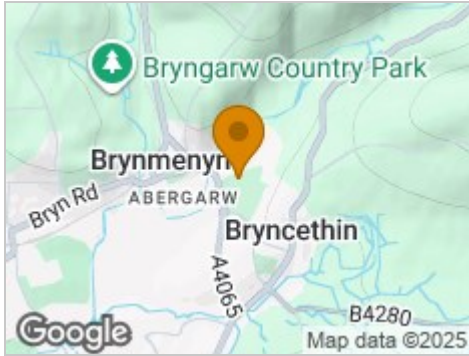
Road Map



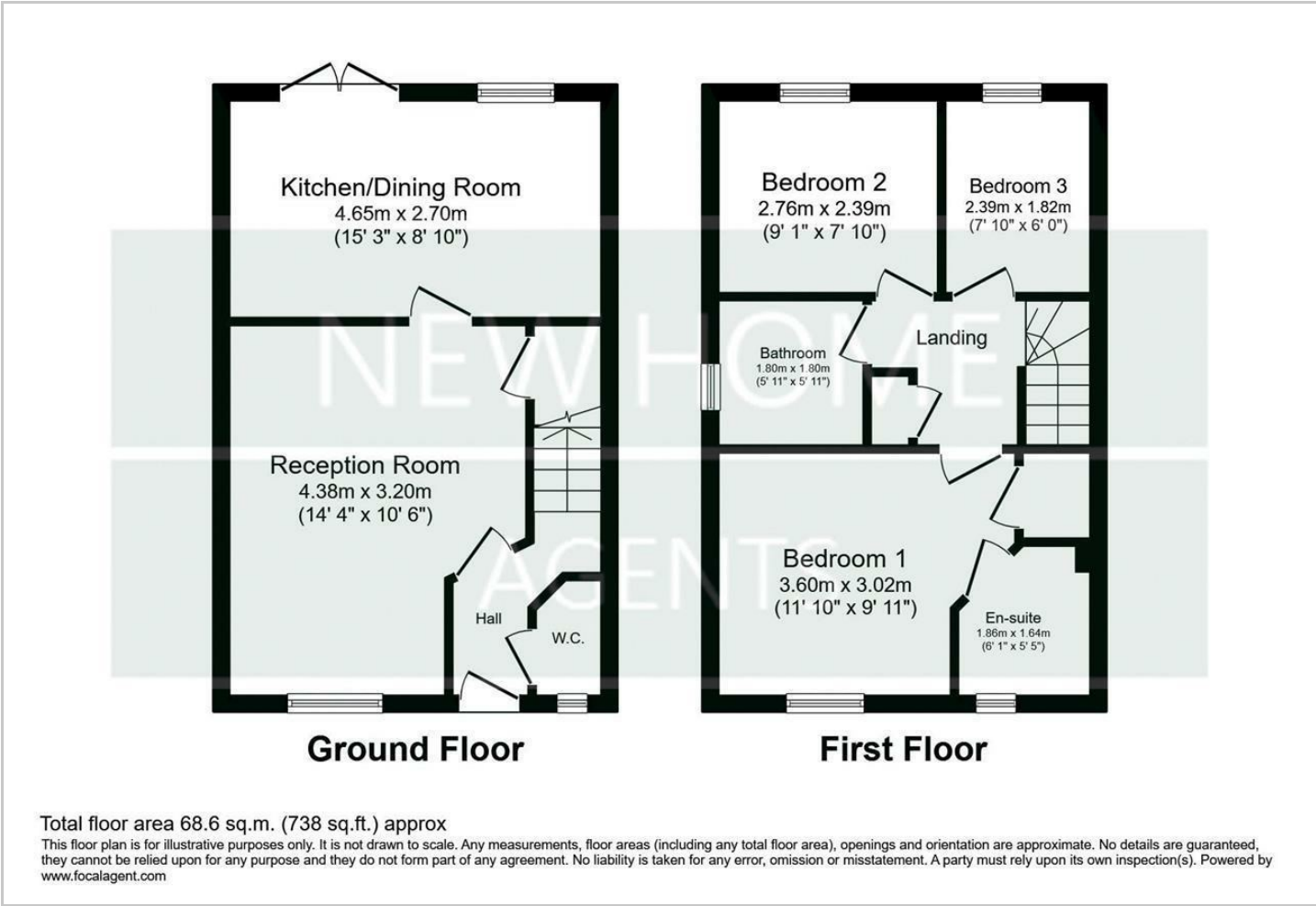
Hybrid Map



Terrain Map



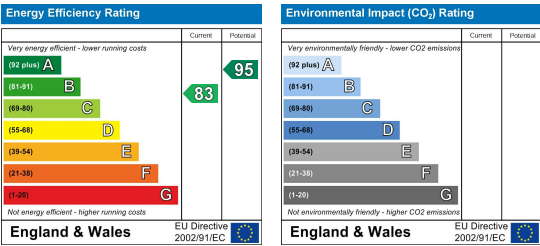
Floor Plan



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.