



## 3 Beds, Semi-Detached, Freehold, £240,000

### Bryn Road, Brynmenyn

Three Estate Agents Talbot Green are delighted to present to the market this uniquely finished three-bedroom property, located in the sought-after area of Brynmenyn, Bridgend.

### Features

- NO CHAIN
- KITCHEN/DINER
- CONSERVATORY
- GROND FLOOR WC
- GARDEN ROOM
- OFF ROAD PARKING

Three Estate Agents Talbot Green are delighted to present to the market this uniquely finished three-bedroom property, located in the sought-after area of Brynmenyn, Bridgend.

Upon entering, you are greeted by a welcoming hallway with ceramic tiled flooring that flows seamlessly into all the main living areas.

The lounge features a solid wood floor, a striking fireplace, and a large bay window, providing both elegance and ample natural light.

In the open-plan living space, the lounge area is carpeted for comfort, while the kitchen is fitted with durable laminate flooring. The kitchen itself offers plentiful storage units, a breakfast bar, and modern integrated appliances, including an oven and ceramic hob. Two original feature fireplaces lend the room a unique charm and character.

The rear of the property has been extended to create a single-story space that includes a dining area, utility space, and a convenient ground-floor WC, all finished with laminate flooring.

Upstairs, you will find three generously sized double bedrooms. Two of the bedrooms retain their original solid wood floors and feature fireplaces, while the third is carpeted for added comfort.

A stylish modern bathroom completes the first floor, featuring ceramic tiles on the walls and a shower over the bath.

Externally, the front of the property boasts a garden with mature shrubs and a paved driveway that offers ample off-road parking. The rear garden provides a spacious lawn, a patio area, and functional outbuildings. These include a garden shed currently used as a home office, and a separate cabin currently serving as a home gym both equipped





