

Payton
Jewell
Caines



54 Maes Brynach, Brynmenyn – CF32 9PT
Bridgend

£269,995



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Brynmenyn, Bridgend

This well-presented three/four bedroom semi-detached townhouse offers versatile and spacious accommodation arranged over three floors, ideally suited for family living. The property features a welcoming entrance hall leading to a modern kitchen and dining room which could be used as a fourth bedroom, study or nursery. There is a convenient downstairs WC, adding to the practicality of the layout. On the first floor, the property boasts a lounge and master bedroom with en-suite. The second floor comprises a contemporary family bathroom which serves the remaining bedrooms, ensuring functionality for busy households. Additional features include off-road parking and a garage, making this home both convenient and desirable. Presented in excellent condition throughout, this property combines modern living with thoughtful design, creating a comfortable and inviting atmosphere.

- Three/four bedroom townhouse
- Ensuite to bedroom one
- Downstairs WC
- Kitchen
- Lounge
- Family bathroom
- South facing enclosed rear garden
- Off road parking
- Garage
- Air conditioning





Entrance

Via PVCu part glazed door leading into the entrance hall with centre light, smoke alarm, decorative panelling and feature wallpaper, modern column radiator and light grey wood effect laminate flooring. Stairs leading to the first floor.

Dining room

9' 0" x 8' 10" (2.75m x 2.70m)

Could be used as an additional bedroom/ Snug. Centre light, feature papered wallpaper and part panelling, PVCu windows overlooking the side and front of the property, radiator and continuation of laminate flooring.

Kitchen

12' 8" x 12' 6" (3.85m x 3.81m)

PVCu French doors leading out to the rear garden, window overlooking the rear garden and front of the property, wall mounted column radiator and a continuation of laminate flooring. Built in pantry under stair cupboard. Recently fitted kitchen with a range of modern grey wall and base units with complementary square edge work surfaces and upstands. Built in oven, four ring gas hob with stainless steel chimney hood. Space for washing machine and tumble dryer. Built in dishwasher.



Downstairs WC

4' 9" x 2' 11" (1.46m x 0.90m)

Decorative feature papered wall and panelling, PVCu obscure window overlooking the side of the property, radiator and a continuation of the laminate flooring. Consumer unit. Two piece suite comprising low level WC and wall mounted sink with tiling to splash back.

First floor landing

Via stairs with spindle balustrade, feature panelling and fitted carpet. PVCu window overlooking the front of the property. Stairs leading to the second floor.

Lounge

12' 8" x 8' 10" (3.85m x 2.68m)

Centre light, decorative feature wall and full height feature panelling, PVCu window overlooking the side of the property with Juliet balcony and window overlooking the front of the property and fitted carpet.

Bedroom 1

12' 8" x 9' 1" (3.85m x 2.76m)

Centre light, one feature panelled wall, two PVCu windows overlooking the rear garden, radiator and fitted carpet. Door to en-suite.

En-suite

Centre light, chrome wall mounted radiator, part tiled/ part emulsioned walls and oak effect laminate flooring. Three piece suite comprising low level WC, corner pedestal sink with chrome taps and tiled shower enclosure with glass door.

Second floor landing

Via stairs with spindle balustrade and fitted carpet. Storage cupboard.

Bedroom 2

12' 8" x 9' 11" (3.87m x 3.02m)

Centre light, part panelled walls with feature wallpaper, PVCu window overlooking the front, two PVCu windows overlooking the side of the property and fitted carpet. Air conditioning unit.

Bedroom 3

12' 7" x 9' 1" (3.84m x 2.78m)

Currently being used as an office. Centre light, radiator, PVCu window overlooking the rear garden, PVCu overlooking the side of the property and fitted carpet. Built in desk, storage and shelving.

Family bathroom

5' 10" x 5' 2" (1.78m x 1.58m)

Centre light, extractor, half height tongue and groove panelling, tiling to splash back areas, mirror, chrome wall mounted radiator and light grey laminate flooring. Three piece suite comprising low level WC, freestanding pedestal sink, bath with chrome taps and wall mounted shower with glass screen.

Outside

Open aspect frontage with a shale border and pathway leading to the front door. Side gated access to the rear garden. Enclosed rear garden bounded by low block wall and fencing, area laid to patio ideal for garden furniture, area laid to lawn with mature shrub border and a further patio with a pergola. Outdoor tap and outdoor power. Garage to the rear of the garden with parking spaces for two vehicles.

Garage

Larger than average single garage to the rear of the garden with up and over door. Power installed.







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