



Bronvair Brynheulog, £300,000

- Semi-Detached Dormer Bungalow
- Two Spacious Bedrooms with additional loft space
- Off Road Parking & Garage
- Council Tax Band C
- Easy Access To M4
- EPC Rating: D



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About the property

Located in the desirable and quiet area of Brynheulog, Brynmenyn, this generously sized three-bedroom semi-detached dormer bungalow offers a rare opportunity to acquire a versatile and well-maintained home, ideal for a growing family or those seeking spacious single-level living with potential to extend further.

Set on a large, beautifully landscaped plot, the property benefits from mature gardens, a gated driveway with ample parking, a detached garage to the rear, and a lovely front lawn area creating an impressive kerb appeal.

The ground floor accommodation comprises an entrance porch leading to a spacious reception room, a fitted kitchen, a separate utility room, two well-proportioned bedrooms, an additional reception room that could easily serve as a third bedroom, and a bright conservatory overlooking the rear garden-perfect for enjoying the peaceful surroundings year-round.

To the first floor, the property offers three loft space rooms with excellent potential to be converted into further bedrooms or office space (subject to the relevant planning permissions), providing fantastic scope to tailor the home to your needs.

Accommodation

Entrance Porch

Dining Room - 18' 5" x 10' 11" (5.61m x 3.33m)

Kitchen - 15' x 5' 10" (4.57m x 1.78m)

Side Porch

Rear Hall

Utility Room

Lounge - 14' 7" x 10' (4.45m x 3.05m)

Conservatory - 11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom One - 11' x 9' (3.35m x 2.74m)

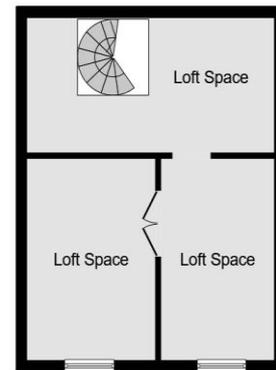
Bedroom Two - 10' x 7' 11" (3.05m x 2.41m)



Floorplan



Ground Floor



First Floor

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