



## Bronvair, Brynheulog

£290,000

- Semi-detached dormer bungalow
- Two spacious bedroom with additional loft space
- Off Road Parking and Garage
- Council Tax Band C
- Easy Access to the 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.

Located within easy access to the M4 motorway, local amenities, and the scenic Bryngarw House Country Park, this property combines peaceful village living with excellent transport links. Early viewing is highly recommended to truly appreciate the size, setting, and potential of this wonderful home.





## 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 )

### Bathroom/Shower Room

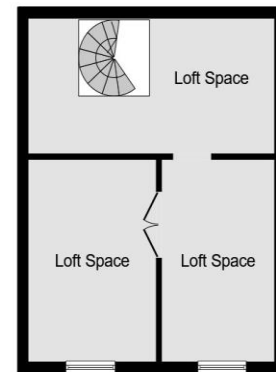
### First Floor

**Loft Room** - 21' 3" x 16' 9" ( 6.48m x 5.11m )

## Floorplan



**Ground Floor**



**First Floor**

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