



## Grenan Bungalow offers over £375,000

- Offered for sale with No ongoing chain
- Beautifully presented four-bedroom detached dormer bungalow
- Home office and separate utility/kitchen area
- Generous corner plot location with beautifully landscaped gardens.
- Convenient for Bridgend and M4 motorway links
- EPC Rating: B
- Council Tax Band: F



 4
  2
  4



## About the property

A beautifully presented four-bedroom detached dormer bungalow, occupying a generous corner plot in the convenient location of Highlands Avenue, Bryncethin. This unique and versatile family home is offered for sale with no ongoing chain.

The spacious accommodation is entered via a welcoming entrance hall, leading to a large central hallway with staircase rising to the first floor. The main lounge and features a stunning fireplace, flowing seamlessly through to a modern open-plan kitchen/diner fitted with a range of attractive shaker-style units. French doors open directly onto the rear garden.

The ground floor further benefits from two further bedrooms, a contemporary family bathroom and a conservatory overlooking the front garden. In addition, there is a home office which leads through to a second utility/kitchen area, a further cosy lounge complete with a feature log-burning stove and a useful storage area to the front. This versatile section of the property offers excellent potential for conversion into a self-contained annex, subject to the necessary planning consents.

To the first floor are two generous double bedrooms together with a modern family shower room, providing flexible accommodation ideal for growing families or those requiring multi-generational living space. Externally, the property enjoys beautifully landscaped gardens that wrap around the home, offering a variety of seating areas, established planting and excellent privacy.





## Accommodation

**Entrance Porch**

**Hallway**

**Lounge** - 17' x 13' 8" ( 5.18m x 4.17m )

**Kitchen/Diner** - 24' 1" x 7' 10" ( 7.34m x 2.39m )

**Conservatory** - 12' 10" x 12' 1" ( 3.91m x 3.68m )

**Living Room** - 16' 10" x 13' 3" ( 5.13m x 4.04m )

**Utility Room** - 17' 1" x 6' 11" ( 5.21m x 2.11m )

**Office** - 9' 11" max x 9' 7" max (3.02m max x 2.92m max)

**Bedroom Three** - 13' 10" x 8' 8" ( 4.22m x 2.64m )

**Bedroom Four** - 10' 2" x 6' 2" ( 3.10m x 1.88m )

**Bathroom** - 7' 10" x 7' 4" ( 2.39m x 2.24m )

**Garage Storage** - 17' 1" x 8' 9" ( 5.21m x 2.67m )

**First Floor**

**Landing**

**Bedroom One** - 16' 2" max x 11' 5" max ( 4.93m max x 3.48m max )

**Bedroom Two** - 13' 5" x 11' 7" ( 4.09m x 3.53m )

**Bathroom** - 7' 7" x 6' 2" ( 2.31m x 1.88m )

**Agent Note** - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 657201

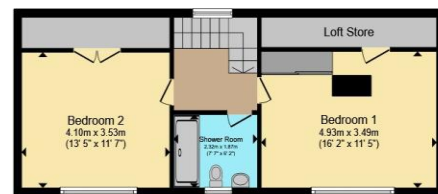
bridgend@peteralan.co.uk



## Floorplan



Ground Floor



First Floor

Total floor area 200.2 m<sup>2</sup> (2,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

