

FOR  
SALE



11 River Way, Brynmenyn, Bridgend, Mid Glamorgan CF32 9HG

£120,000 - Freehold

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Payton  
Jewell  
Caines



## PROPERTY SUMMARY

Introducing this modern coach house located close to access to the M4 at Junction 36 within Brynmenyn, Bridgend. The property benefits from an integral garage, driveway parking and potential to create a small garden overlooking the river to the rear. A great first time buy, bolt hole or investment purchase.

## POINTS OF INTEREST

- ONE BEDROOM coach house
- Integral garage and driveway parking
- FREEHOLD
- Convenient for the M4 motorway and local train station
- Gas central heating
- Rear space overlooking the river



## ROOM DESCRIPTIONS

### Entrance

Access via frosted glazed door into the entrance hallway with wall mounted fuse box, radiator, fitted carpet and integral door through into the garage.

### Garage

2.75m x 5.1m (9' 0" x 16' 9") Central light fitting. Traditional up and over door. Power sockets and a frosted glazed door leading out to the rear.

### Open plan lounge / diner

4.8m x 5.1m (15' 9" x 16' 9") via stairs with ditted carpet. Double glazed Velux skylight. PVCu double glazed window to the front with fitted vertical blind. Laminate floor.

### Kitchen

2.4m x 2.9m (7' 10" x 9' 6") PVCu double glazed window to the front with a fitted roller blind. Central spotlight. Wood effect vinyl floor. A range of low level and wall mounted kitchen units in a Beech effect with brushed chrome handles and a complementary rolltop worksurface with matching up stand. Inset sink with swan neck tap and drainer. Integrated electric oven. Four gas ring hob. Overhead extractor hood. Space for fridge freezer and plumbing for washing machine.

### Hallway

Access to storage cupboard housing a gas fired combination boiler.

### Bathroom

Double glazed Velux skylight. Three-piece suite in white with WC, wash hand basin and bath with over bath plumbed shower.

### Bedroom

3.15m x 3.3m (10' 4" x 10' 10") Access to loft storage. PVCU double glazed window to the front with fitted vertical blind and a fitted carpet.

### Outside

Grassed area to the rear of the property overlooking the river. Driveway parking







Awaiting EPC &  
Floorplan