



Cwrt Yr Hen Ysgol, £300,000

- Detached 3 bedroom Family Home
- Conservatory and Integral Garage
- Sought after development
- Council Tax Band E
- Viewing highly recommended
- EPC Rating: C



 3  2  2



About the property

Nestled in a quiet cul-de-sac within a sought-after new development in Tondy, Bridgend, this beautifully presented three-bedroom detached family home offers generous living space and a modern layout ideal for growing families.

The property welcomes you with a bright entrance hallway, leading into a spacious lounge featuring a stylish box bay window to the front. A separate dining room provides an excellent entertaining space, flowing seamlessly into a well-appointed kitchen. Off the kitchen, you'll find a practical utility area and a downstairs cloakroom, adding convenience for everyday living. To the rear, the dining room opens into a charming conservatory-perfect for enjoying the garden views all year round.

Upstairs, the home boasts three generously sized bedrooms with fitted wardrobes to both bedrooms one and two, including a master with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, completing the upper level.

Additional highlights include an integral garage with potential for conversion (subject to necessary permissions), a double driveway, and a spacious, enclosed rear garden ideal for children and outdoor entertaining.

Perfectly positioned for easy access to Bridgend town centre, the M4 motorway, and the McArthurGlen Designer Outlet, this home also benefits from a nearby convenience complex, making day-to-day living a breeze.



Accommodation

Entrance Hall

Lounge

16' 2" max into bay x 10' 6" max (4.93m max into bay x 3.20m max)

Dining Room

10' 3" x 10' 7" (3.12m x 3.23m)

Conservatory

9' x 10' 5" (2.74m x 3.17m)

Kitchen

9' 2" x 12' 6" (2.79m x 3.81m)

Utility

5' 2" x 8' 9" (1.57m x 2.67m)

W.C.

Garage

9' 5" x 12' 8" (2.87m x 3.86m)

First Floor

Landing

Bedroom One

9' 2" x 14' 3" plus wardrobe recess (2.79m x 4.34m plus wardrobe recess)

Ensuite

Bedroom Two

9' 5" x 13' 8" (2.87m x 4.17m)

Bedroom Three

9' 5" x 10' 6" (2.87m x 3.20m)

Bathroom

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Floorplan



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