

Maes Brynach, £230,000

- Well-presented 3 bedroom semidetached
- Driveway for off-road parking
- Ensuite to Master Bedroom
- Council Tax Band D
- Easy access to M4 Motorway links
- EPC Rating: B









About the property

Located in the ever-popular residential development of Brynmenyn, this well-presented three-bedroom semi-detached property offers a fantastic opportunity for first-time buyers or small families. Boasting a modern layout and spacious accommodation throughout, the home is ideally situated within easy reach of local amenities, transport links, and scenic green spaces.

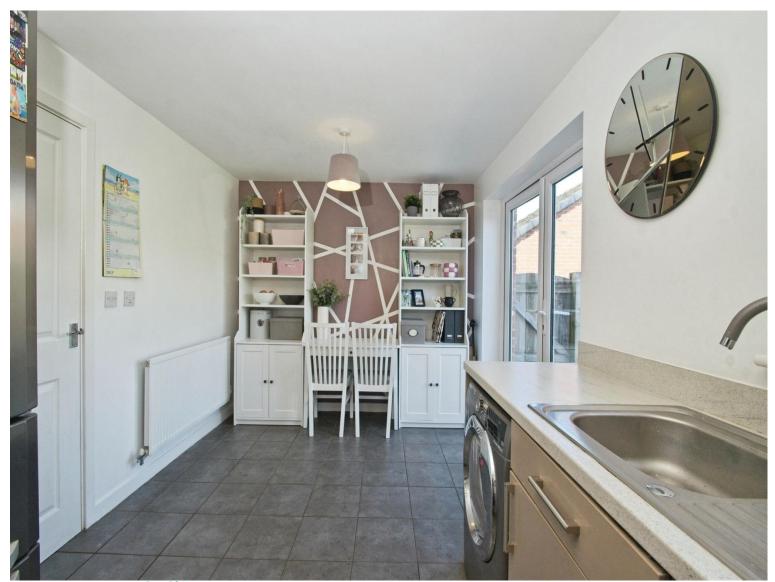
The ground floor features an inviting entrance hall leading to a convenient downstairs WC, a comfortable front reception room, and a bright, open-plan kitchen/dining area to the rear - perfect for entertaining or family living, with views out to the garden.

To the first floor, the property offers three generously sized bedrooms, including two doubles and a third single bedroom ideal as a child's room, nursery, or office. The master bedroom further benefits from a private en-suite shower room, while a contemporary family bathroom serves the remaining rooms.

Externally, the property enjoys a driveway to the side providing off-road parking for several vehicles, gated side access, and a spacious rear garden - perfect for outdoor relaxation or play.

Ideally positioned just a short distance from Bryngarw Country Park and offering excellent access to the M4 motorway, Bridgend Designer Outlet, and the Princess of Wales Hospital, this home combines convenience with comfort.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.



Accommodation

Entrance Hall

Cloakroom

Lounge - 14' 4" $\max x$ 12' \max (4.37m $\max x$ 3.66m \max)

Kitchen - 8' 10" x 15' 2" (2.69m x 4.62m)

Cloakroom

First Floor

Landing

Bedroom 1 - 9' 7" \times 12' \max ($2.92m \times 3.66m \max$)

Ensuite

Bedroom 2 - 8' 11" x 7' 7" (2.72m x 2.31m)

Bedroom 3 - 7' 7" x 5' 11" (2.31m x 1.80m)

Bathroom

bridgend@peteralan.co.uk

Floorplan



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.focalagent.com

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 fitments 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