



Maes Brynach, £230,000

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



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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" x 12' max (2.92m x 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

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Floorplan



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