



The Dell, offers in excess of £240,000

- Semi-detached in a quiet cul-de-sac
- Driveway and double-garage workshop
- No ongoing chain
- Council tax band C
- Close to M4 links, schools, hospital, and amenities
- EPC Rating: Awaited



 3  2  1



About the property

Spacious Three-Bedroom Semi-Detached Home in Sought-After Bryncethin, Bridgend - No Ongoing Chain

Set at the top of a peaceful cul-de-sac in the highly desirable area of Bryncethin, Bridgend, this bright and spacious three-bedroom semi-detached property offers a fantastic opportunity for families or buyers seeking excellent access to local amenities and transport links.

Boasting generous living space throughout, the property features a welcoming entrance hallway, a spacious open-plan lounge and dining area filled with natural light, and a modern, well-appointed kitchen. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway to the front, very large 4 Car Garage/ Workshop - Possibility of converting into office, Garden room or living area Subject to planning. Large windows throughout the home enhance the bright and airy feel. We have been advised the property benefits from an electrical re-wire and New roof in the last 5 years.

Located just a short drive from the M4 motorway, MacArthur Glen Designer Outlet, local schools, shops, and the Princess of Wales Hospital, this home offers both convenience and tranquillity.

A wonderful opportunity not to be missed-early viewing is highly recommended.



Accommodation

Entrance Hall

Lounge/Diner - 8' 9" max x 23' 6" max (2.67m max x 7.16m max)

Kitchen - 8' 9" max x 11' 8" max (2.67m max x 3.56m max)

First Floor

Landing

Bedroom One - 11' 9" max x 11' 1" plus wardrobe recess (3.58m max x 3.38m plus wardrobe recess)

Bedroom Two - 11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom Three - 8' 2" x 8' 9" (2.49m x 2.67m)

Bathroom

Externally

Garage/Workshop - 31' 8" x 17' 1" (9.65m x 5.21m)

Utility/Storage - 9' 8" x 5' 6" (2.95m x 1.68m)

W.C.

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Floorplan



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