



## Bryn Golau, offers over £190,000

- Spacious 3 bedroom semi-detached
- Additional Loft room
- Garage and Driveway
- Council Tax Band B
- Viewing highly recommended
- EPC Rating: D



 3  1  2





## About the property

Spacious Three-Bedroom Semi-Detached Home with Attic Room - Sought-After Location in Cefn Glas, Bridgend

Located in the highly desirable area of Cefn Glas, Bridgend, this generously proportioned three-bedroom semi-detached property with additional attic room offers an ideal family home within walking distance of both primary and secondary schools.

Boasting off-road parking and a garage to the front. Upon entering, you're welcomed by a bright entrance hall leading to a spacious lounge and a well-appointed kitchen-diner-perfect for modern family living and entertaining.

To the first floor, you'll find three good-sized bedrooms and a contemporary family bathroom. The second floor reveals a converted loft room currently used as a fourth bedroom, providing flexible additional space for growing families, a home office, or a guest suite.



## Accommodation

**Entrance Hall**

**Garage**

**Lounge**

11' 6" x 13' 5" ( 3.51m x 4.09m )

**Kitchen/Diner**

19' 9" max x 10' 2" max ( 6.02m max x 3.10m max )

**First Floor**

**Bedroom One**

10' 3" x 10' 4" ( 3.12m x 3.15m )

**Bedroom Two**

10' 9" max plus wardrobe recess x 10' 2" max ( 3.28m max plus wardrobe recess x 3.10m max )

**Bedroom Three**

9' 5" x 7' 3" ( 2.87m x 2.21m )

**Second Floor**

**Loft Room**

12' 9" x 9' 8" ( 3.89m x 2.95m )



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## Floorplan



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