



## Craig Las

£180,000

- 3 bedroom semi-detached
- Ideal first time buy or buy to let purchase
- Stunning views to the front and rear
- Council Tax Band B
- Short drive to M4 links
- EPC Rating: E



 3  2  2





## About the property

Spacious Three-Bedroom Semi-Detached Home in the Charming Village of Llangeinor, Bridgend

Situated in the peaceful and picturesque village of Llangeinor, this spacious three-bedroom semi-detached property offers an excellent opportunity for first-time buyers or investors seeking a buy-to-let option in a semi-rural yet convenient location.

Set back from the road, the property enjoys an elevated position with beautiful, far-reaching views over the surrounding valleys, offering a sense of tranquillity and escape while still being within easy reach of local amenities.

Inside, the home features generously proportioned living spaces, including a bright and airy lounge, a well-appointed kitchen, and three good-sized bedrooms, making it ideal for families or professionals alike.

Llangeinor provides a perfect balance of countryside charm and accessibility. Residents benefit from being close to local schools, shops, and everyday essentials, while also enjoying quick access to the M4 motorway and the wider amenities of Bridgend town centre.

Whether you're looking to step onto the property ladder or expand your investment portfolio, this delightful home ticks all the boxes.



## Accommodation

### Ground Floor

#### Entrance Porch

#### Kitchen/ Dinner

19' max x 16' 1" max ( 5.79m max x 4.90m max )  
**Lounge**

15' 6" max x 12' 5" max (4.72m max x 3.78m max)

#### Cloakroom

#### Rear Porch

### First Floor

#### Landing

#### Bedroom One

10' 3" max x 12' 6" ( 3.12m max x 3.81m )  
**Bedroom Two**

10' 3" x 13' 8" max ( 3.12m x 4.17m max )  
**Bedroom Three**

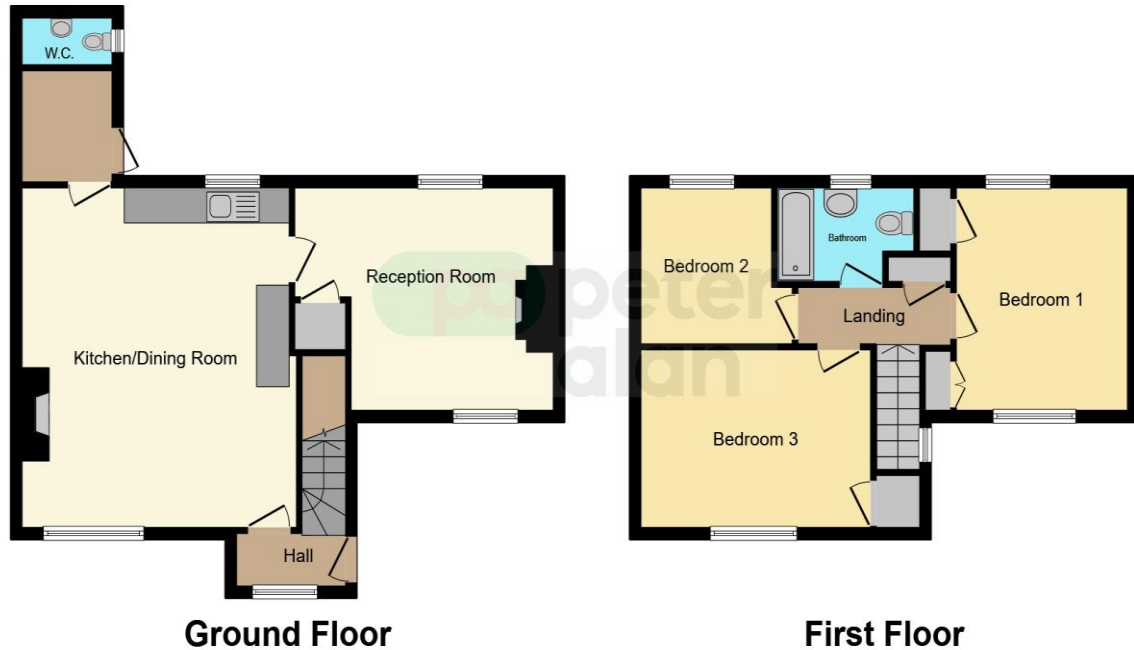
8' 7" x 8' 11" max ( 2.62m x 2.72m max )  
**Bathroom**



01656 657201

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](http://www.focalagent.com)



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