



## Heol-Y-Bardd, £230,000

- 3 bedroom semi-detached
- Cul-de-sac location
- Close to Newbridge Fields
- Council Tax Band D
- Viewing Highly recommended
- EPC Rating: C



3 1 1



## About the property

Situated in the highly sought-after location of Heol-Y-Bardd, Bridgend close to Newbridge Playing Fields, this spacious three-bedroom semi-detached home offers an excellent opportunity for families or first-time buyers looking for comfort, space, and convenience in a quiet setting. Tucked away in a cul-de-sac, the property enjoys a tranquil environment while benefiting from a generous plot, off-road parking to the front, and a large rear garden.

Upon entering the property, you are welcomed into a bright and airy entrance hall that leads through to a large dual-aspect lounge diner, ideal for both relaxing and entertaining. The space is filled with natural light, creating a warm and inviting atmosphere. To the rear of the property, a spacious, modern kitchen offers ample storage and workspace, and flows seamlessly into a delightful conservatory, providing an ideal setting for additional dining or a cosy second living area overlooking the garden.

The first floor boasts three well-proportioned bedrooms, two of which are generous doubles, offering plenty of space for family living or guests. A modern shower room completes the upstairs accommodation.

Outside, the property continues to impress with its off-road parking to the front and a substantial rear garden. This well-maintained home combines a fantastic location with spacious interiors and a generous garden, making it a perfect choice for growing families or those taking their first step onto the property ladder.





## Accommodation

### Entrance Hall

**Lounge/Diner** - 11' 5" x 19' 6" ( 3.48m x 5.94m )

**Kitchen** - 9' 8" x 13' 4" ( 2.95m x 4.06m )

**Conservatory** - 8' 5" x 16' 7" ( 2.57m x 5.05m )

### First Floor

#### Landing

**Bedroom One** - 12' 1" max x 9' 4" max ( 3.68m max x 2.84m max )

**Bedroom Two** - 11' 2" max x 9' 8" max ( 3.40m max x 2.95m max )

**Bedroom Three** - 10' 1" x 6' 9" ( 3.07m x 2.06m )

### Shower Room

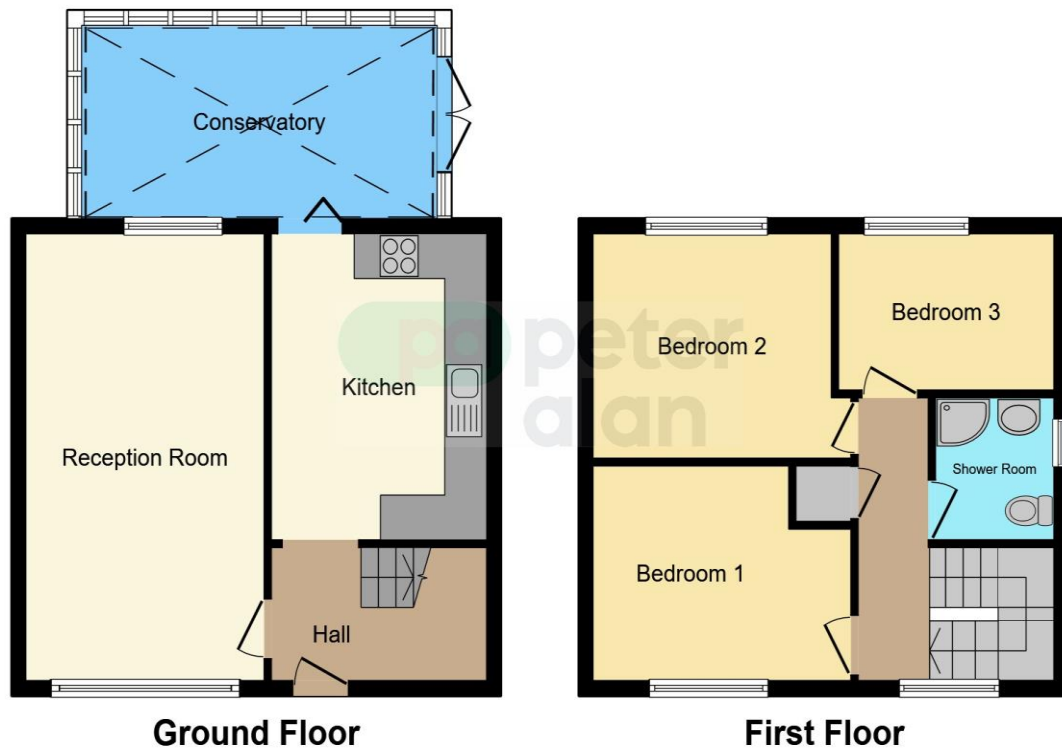
### Agent Notes

Land Registry records the Leasehold title to the property including leasehold registrations for the air space. The instructing vendor has advised that they have purchased the Freehold, the leasehold title for the air space will remain. The title will need to be updated during the conveyancing. These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

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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