



## Clos Tyn Y Coed, Sarn, Bridgend

£215,000

Council Tax: C

Tenure: Freehold



For sale is this well-proportioned semi-detached house, ideal for first-time buyers seeking a comfortable and conveniently located family home. The property is neutrally decorated throughout, providing a blank canvas for personalisation. Accommodation comprises one reception room, one kitchen, three bedrooms, and a bathroom, offering ample space for everyday living.

Externally, the property features a private garden, perfect for outdoor relaxation or entertaining. There are outbuildings, which offer useful additional storage space or scope for a workshop. Off-road parking is also available, ensuring ease of access for residents.

Situated in an attractive location, the house benefits from excellent public transport links, making commuting straightforward. Nearby schools are within easy reach, as are a variety of local amenities, including shops and services for day-to-day convenience. For those who enjoy an active lifestyle,

- Three generous bedrooms
- Private garden for relaxation
- Off-road parking available
- Excellent public transport links
- Shops and amenities nearby
- Spacious reception room
- Outbuildings for extra storage
- Neutral modern decoration
- Close to local schools
- Picturesque walking and cycling routes

