



Glan-Y-Parc  
, Bridgend, CF31 4BS

Offers over £300,000



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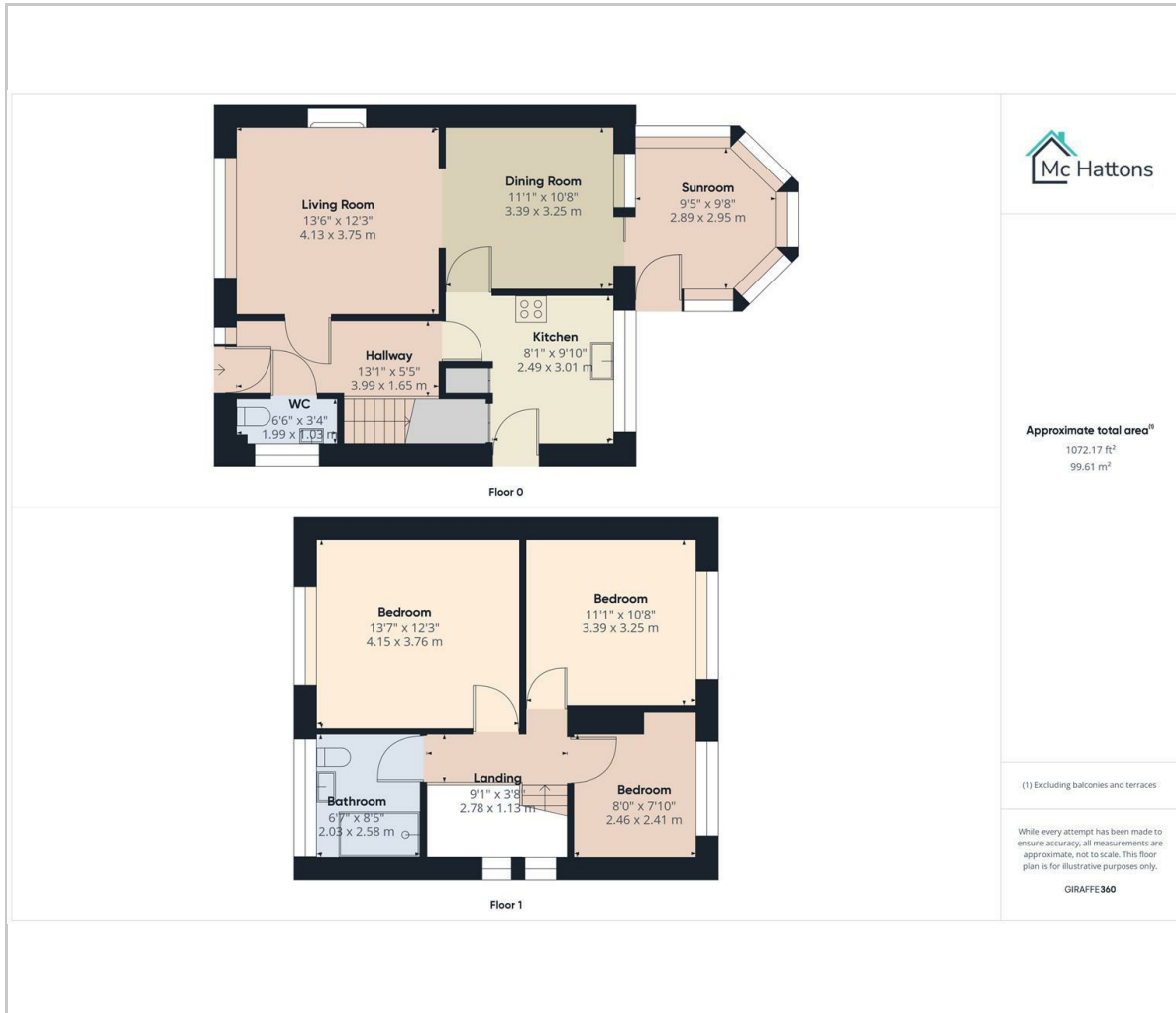
McHattons offer to market a charming three-bedroom detached home nestled on the sought-after 'southside' of Bridgend. Situated on Glan Y Parc, this residence enjoys a prime location with convenient access to Newbridge Fields, the Halo Life Centre, and an array of amenities that Bridgend has to offer. Families will appreciate the proximity to both primary and comprehensive schools, making school runs a breeze. Additionally, the convenience of nearby bus and train stations ensures easy commuting for residents.

Thoughtfully modernised by the current owners, this property offers versatile accommodation across two floors, catering to modern living needs. The ground floor welcomes you with a light and spacious entrance hall, leading to a comfortable lounge, a separate dining room, and a conservatory, providing ample space for relaxation and entertaining. A modern, well-equipped kitchen adds to the convenience, while a ground floor cloakroom w.c. enhances practicality and convenience. Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom, ensuring comfort and privacy for all occupants. With its thoughtful layout and contemporary features, this home offers a harmonious blend of style and functionality for comfortable living.

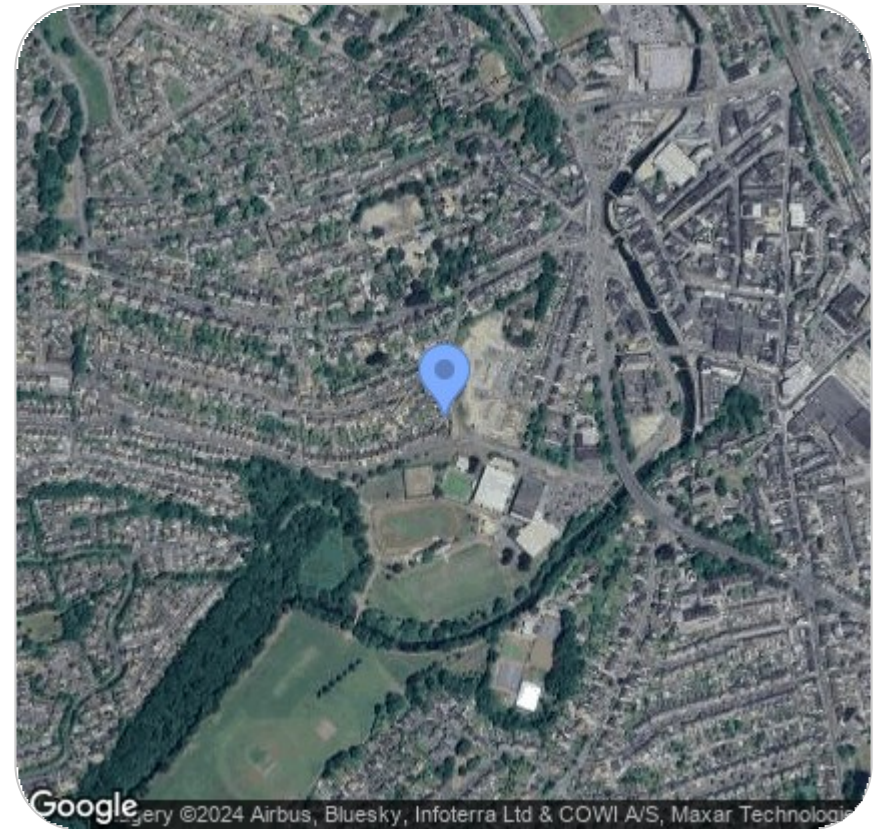




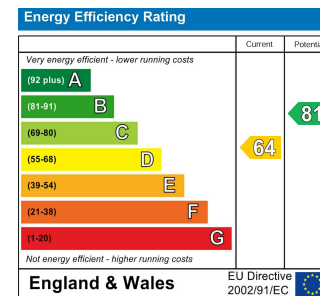
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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