



Highfield Avenue  
Bridgend, CF31 1QR

£245,000



McHattons Estate Agents, incorporating Reed Evans, are pleased to offer to market this extended, traditional three-bedroom semi-detached family house for sale. With its blend of classic charm and modern convenience, this property provides a comfortable and inviting living space.

#### Property Features:

**Entrance Hall:** Welcoming entrance hall with stairs leading to the first floor and useful under-stair storage for practical organization.

**Reception Rooms:** Two spacious reception rooms, offering ample space for family gatherings and relaxation.

**Kitchen and Utility Area:** A well-appointed kitchen and separate utility area provide functionality and convenience for everyday living.

**First Floor Accommodation:** Three well-proportioned bedrooms and a family bathroom, ensuring comfortable living spaces for the entire family.

#### Location Highlights:

**Proximity to Town Centre:** Conveniently situated for easy access to Bridgend town centre, offering a variety of shops, restaurants, and services.

**Nearby Amenities:** Close to the Princess of Wales Hospital and local community amenities, including corner shops and a Primary/Junior school.

**Commuter Friendly:** Easy access to the M4 Motorway at Junction 36, facilitating travel to Cardiff, Swansea, and other destinations.

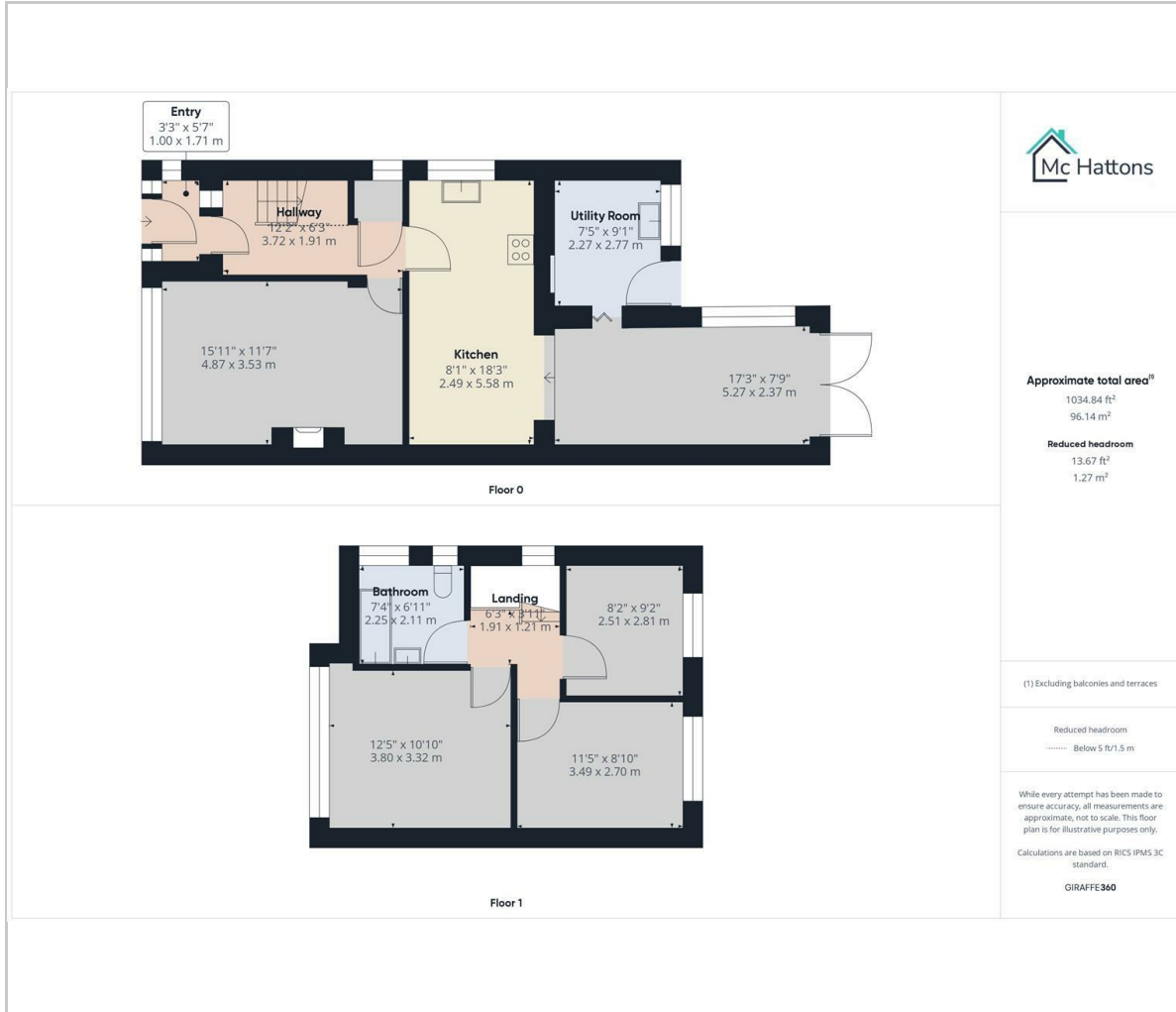
**Leisure and Shopping:** Adjacent to the motorway junction, residents can enjoy a Sainsbury's supermarket, an Odeon multi-screen cinema complex, and the McArthur Glen Discount Designer Outlet for shopping and entertainment.

This property represents an excellent opportunity for families seeking a spacious home in a convenient location. With its thoughtful layout and proximity to essential amenities, this home is well-suited for modern family living. Don't miss the chance to view this attractive property.





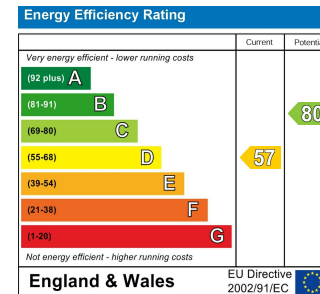
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

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