



Angelton Green

Pen-Y-Fai, Bridgend, CF31 4LQ

Offers in excess of £260,000



## Angelton Green

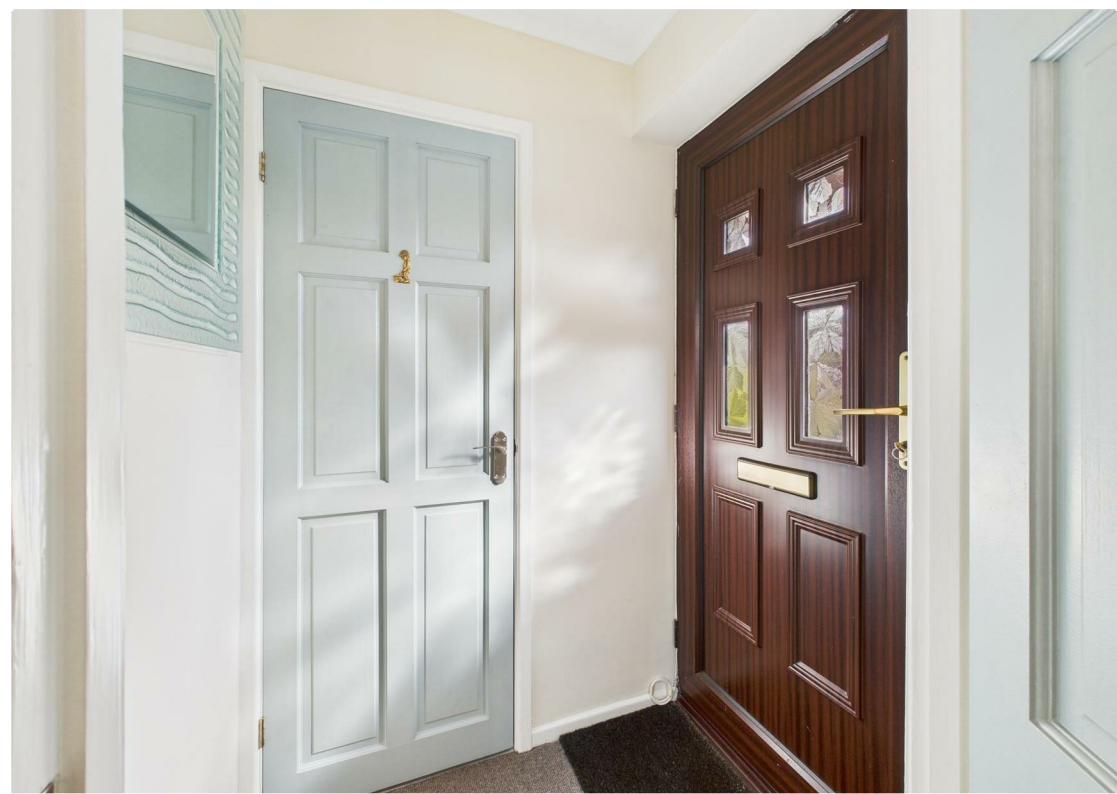
Pen-Y-Fai, Bridgend, CF31 4LQ

Positioned in the tranquil cul-de-sac of Angelton Green, Pen-Y-Fai, Bridgend, this well-presented three bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a generous-sized lounge, ideal for relaxation and entertaining, alongside a spacious kitchen and dining room that invites family gatherings. A convenient downstairs w.c. adds to the practicality of the home.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for family or guests, complemented by a family bathroom that serves the upper level. The property also features an enclosed rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a single detached garage provides secure parking for one vehicle, enhancing the overall appeal of this charming residence.

Located within the village of Pen-Y-Fai, this home is ideally situated for easy access to the M4 corridor, making commuting a breeze. Furthermore, the nearby McArthur Glen Designer Outlet offers a variety of shopping and dining options, ensuring that all your needs are met within close proximity.

This delightful property is perfect for families or individuals seeking a peaceful yet accessible location. With its attractive features and convenient amenities, it presents an excellent opportunity for those looking to settle into a village location, with a beautiful church and The Pheasant restaurant/public house. Viewing comes highly recommended to fully appreciate this beautiful home.





Floor Plan



Viewing

Please contact our McHattons- Bridgend Office on 01656659262 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Dunraven Place, Bridgend, CF31 1JF  
Tel: 01656659262 Email: [bridgend@mchattons.co.uk](mailto:bridgend@mchattons.co.uk) [www.mchattons.co.uk](http://www.mchattons.co.uk)

Area Map



Energy Efficiency Graph

