



## Trem Gwlad Yr Haf, £285,000

- Four Bedrooms
- Garage
- Semi-Detached
- Ensuite to Master
- Sought After Location
- EPC Rating: B



 4  2  1





## About the property

Located in the sought after estate of Parc Dderwen, is this four bedroom semi-detached property benefitting from off street parking and a garage!!! This property is within a short drive from all local amenities as well as the McArthur Glen Outlet, Bridgend Town Centre, Coity Castle and the M4 Corridor!!! Internally the property comprises entrance hall, kitchen, lounge and downstairs wc. To the first floor are three bedrooms and a family bathroom. To the second floor is master bedroom with ensuite. To the rear of the property is a lovely sized laid to lawn garden with side/back access to parking and garage. Viewings are highly recommended for this property. To book call 01656657201 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).





## Accommodation

### Entrance Hall

Enter via uPVC door. Access to kitchen, lounge and wc. Tiled flooring. Storage cupboard. Stairs to first floor.

### Kitchen

9' 4" x 14' 2" ( 2.84m x 4.32m )

Fitted with matching wall and base units with worktop space over. Insert 1 1/2 stainless steel sink with mixer tap. Space for appliances. Integrated oven/hob. Tiled floor and backsplash. uPVC double glazed bay window.

### Lounge

16' 2" x 11' 7" ( 4.93m x 3.53m )

Laminate flooring. uPVC double glazed windows and doors to garden.

### Downstairs Cloakroom

Fitted with two piece suite comprising wash hand basin and wc. Tiled floor. uPVC double glazed window.

### Landing

Access to three bedrooms and family bathroom. Fitted carpet. Storage cupboard.

### Bedroom Two

9' 3" x 12' 1" ( 2.82m x 3.68m )

Fitted carpet, uPVC double glazed window.

### Bedroom Three

9' 8" x 14' ( 2.95m x 4.27m )

Laminate flooring. uPVC double glazed window.

### Bedroom Four

6' 8" x 6' 5" ( 2.03m x 1.96m )

Laminate flooring. uPVC double glazed window.

### Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and wc. Tiles. uPVC double glazed window.

### Landing

Access to master bedroom with ensuite. Fitted carpet.

### Master Bedroom

22' 1" x 10' ( 6.73m x 3.05m )

Laminate flooring. uPVC double glazed windows. Built in wardrobes. Access to ensuite.

### Ensuite

Fitted with three piece suite comprising shower, wash hand basin and wc. Tiles, uPVC double glazed window.

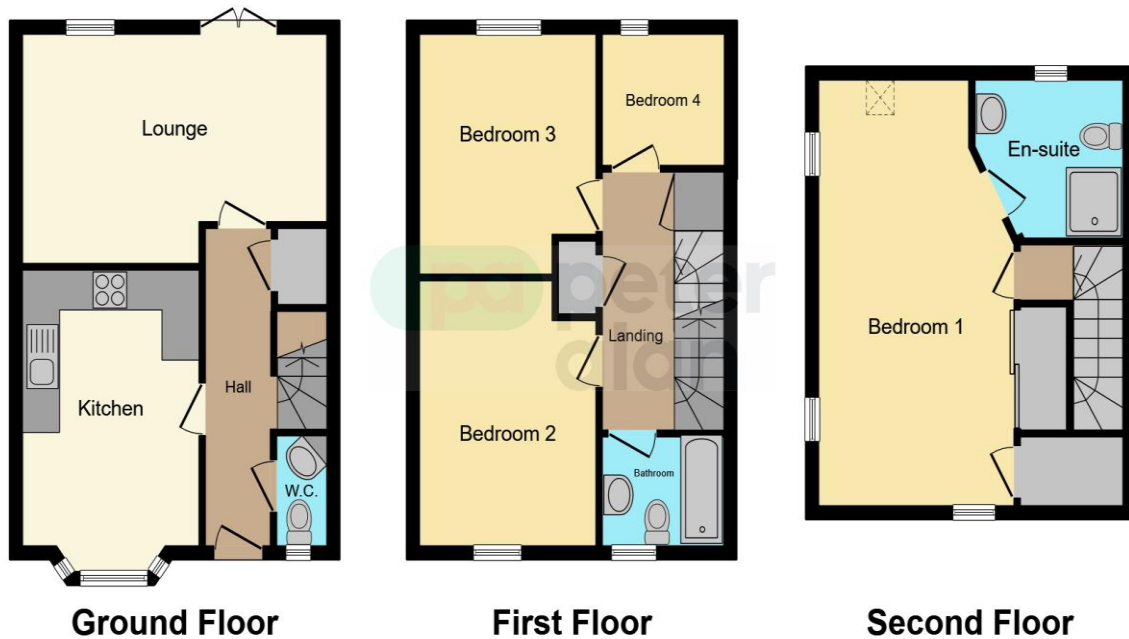
### Rear Garden

Patio area and the rest laid to lawn. Side/back access.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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