



## Bedw Arian, £295,000

- Four Bedrooms
- Generous Sized Garden
- Driveway and Garage
- Conservatory
- Sought After Location
- EPC Rating: D



 4  1  2





## About the property

A four bedroom detached property on a tremendous sized plot! Located in the popular and sought after area of Cefn Glas in Bridgend, this property is within a short drive to Bridgend Town Centre that has great transport links via train and bus station and also have all local amenities within close proximity. The property benefits from a driveway, garage and three reception rooms. Internally the property comprises entrance hall, cloakroom, lounge, kitchen/diner, conservatory and further sitting room to the ground floor. To the first floor are four bedrooms plus family bathroom. To the rear of the property is a generous sized garden with front, rear and side area. To the front of the property is a driveway for off street parking and access to the 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 lounge, downstairs wc and kitchen/diner.

### Lounge

16' 10" x 12' 3" ( 5.13m x 3.73m )

Laminate flooring, uPVC double glazed window. Access to kitchen/diner. Stairs to first floor.

### Downstairs Wc

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

### Kitchen / Diner

16' 10" x 12' 4" ( 5.13m x 3.76m )

Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Integrated oven and hob. Space for fridge/freezer. Tiles. uPVC double glazed window and doors to conservatory. Access to utility room.

### Utility Room

8' 1" x 12' 5" ( 2.46m x 3.78m )

Tiles. uPVC door to garden.





### **Conservatory**

9' 10" x 12' 3" ( 3.00m x 3.73m )

uPVC double glazed windows and doors to garden.

### **Landing**

Access to all bedrooms and bathroom. Fitted carpet. Storage cupboard.

### **Master Bedroom**

9' 10" x 12' ( 3.00m x 3.66m )

Fitted carpet, uPVC double glazed window.

### **Bedroom Two**

9' 3" max x 11' 3" max ( 2.82m max x 3.43m max )

Fitted carpet. uPVC double glazed window.

### **Bedroom Three**

7' 8" x 12' 6" ( 2.34m x 3.81m )

Fitted carpet. uPVC double glazed window.

### **Bedroom Four**

6' 7" x 7' 6" ( 2.01m x 2.29m )

Fitted carpet. uPVC double glazed window.

### **Bathroom**

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

### **Rear Garden**

### **Garage**

## 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.

## Important Information

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