



## Graham Avenue, £350,000

- No Chain
- Garage
- Sought-after Pen Y Fai Village
- Council Tax - Band D
- Close Proximity to Junction 36 of the M4
- Underfloor heating downstairs
- EPC Rating: C



4 2 1



## About the property

Beautifully presented three/four bedroom detached property, located within the sought after village of Pen-Y-Fai. This recently modernised property is a perfect family home.

## Accommodation

### Entrance Hall

13' 6" x 5' 9" ( 4.11m x 1.75m )

### Sitting Room

13' 7" x 8' 3" ( 4.14m x 2.51m )

### Bathroom

5' 8" x 7' 2" ( 1.73m x 2.18m )

### Utility Room

4' 9" x 7' 2" ( 1.45m x 2.18m )

### Kitchen/Family Room

16' 5" x 22' 7" ( 5.00m x 6.88m )

### Bedroom One

16' 4" x 13' 7" ( 4.98m x 4.14m )



**Ensuite**

7' 3" x 6' 5" ( 2.21m x 1.96m )

**Bedroom Two**

10' 4" x 12' 9" ( 3.15m x 3.89m )

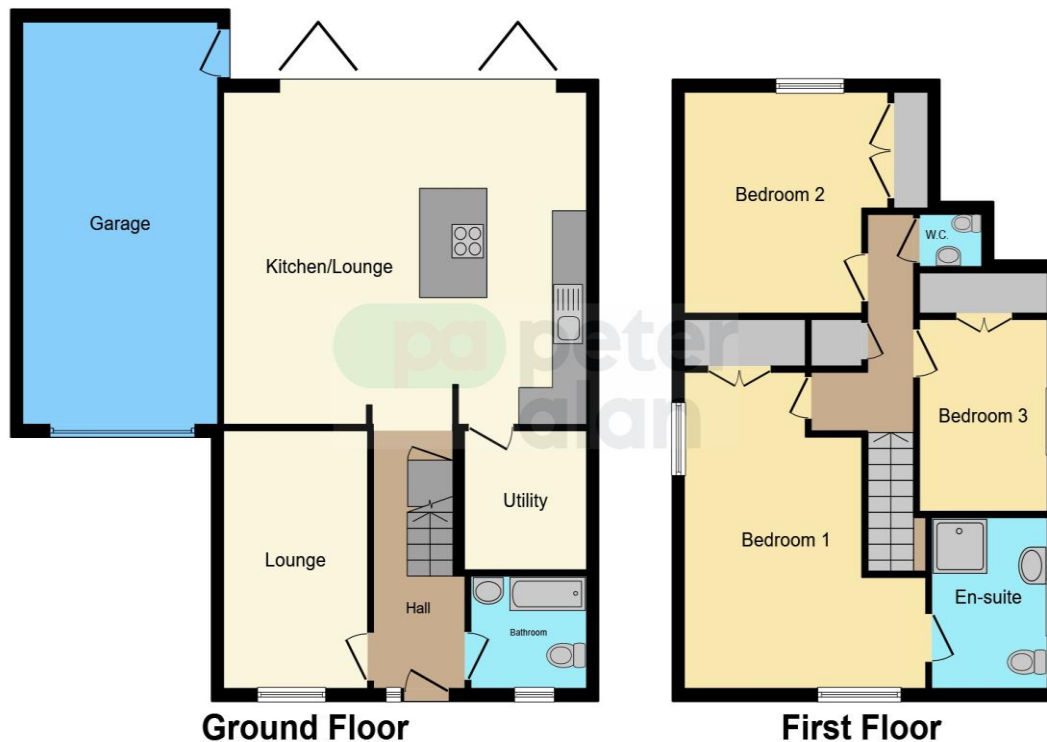
**Bedroom Three**

10' 5" x 7' 4" ( 3.17m x 2.24m )

01656 657201

bridgend@peteralan.co.uk

## Floorplan



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