



## Maes Brynach, £230,000

- Council Tax Band D
- Three Bedrooms
- Ensuite to Master
- Close to M4
- Viewing Recommended
- EPC Rating: B



 3  1  1



## About the property

A well presented three bedroom semi detached offered for sale in the popular area of Brynmenyn. The property is within close proximity to local schools, shops and the M4 corridor. Internally the property comprises entrance hall, lounge, kitchen/diner and cloakroom to the ground floor. To the first floor are three bedrooms with ensuite to master plus family bathroom. To the front of the property is a driveway with rear access to enclosed garden with decking area and the remainder laid to lawn. Viewing is highly recommended! To book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Lounge

14' 4" max x 12' 1" max ( 4.37m max x 3.68m max )

### Kitchen/Diner

15' 2" x 8' 11" ( 4.62m x 2.72m )

### Cloakroom

### Bedroom One

11' 11" max x 9' 7" max ( 3.63m max x 2.92m max )



## Ensuite

## Bedroom Two

7' 8" max x 9' 2" max ( 2.34m max x 2.79m max )

## Bedroom Three

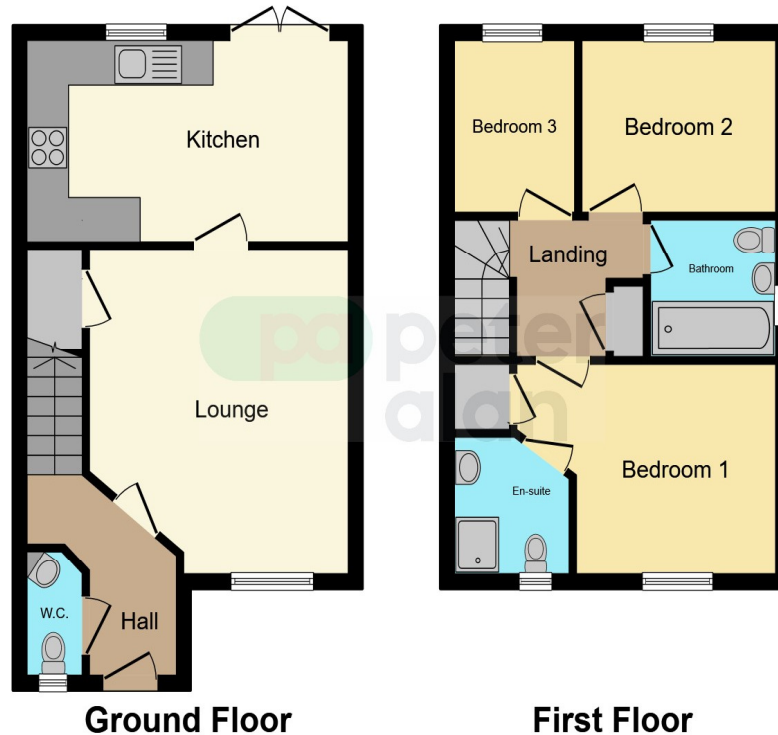
7' 7" x 5' 10" ( 2.31m x 1.78m )

## Family Bathroom

01656 657201

bridgend@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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