



## Heol Tynton, £180,000

- No Chain
- Three Bedrooms
- Character Property
- Council Tax Band - A
- Ideal First Time Purchase
- Catchment For Good Schools
- EPC Rating: E



 3  2  1



## About the property

New to the market is this three bedroom property offered for sale with no on going chain. The property is situated within close proximity to local schools, shops and the M4. Internally the property comprises, lounge/dining area and kitchen to the ground floor. To the first floor are three bedrooms and bathroom. To the front of the property you have elevated lawn area the rear of the property tiered garden with decking .

Llangeinor is a charming village located in the county borough of Bridgend, Wales. Nestled in the beautiful countryside, this idyllic location offers a peaceful and vibrant community that prospective residents will surely appreciate.

Viewings are highly recommended, to arrange an appointment please contact us on 01656 657201 or email us at [bridgend@peteralan.co.uk](mailto:bridgend@peteralan.co.uk).



## Accommodation

### Entrance

### Kitchen

19' 3" x 10' 11" ( 5.87m x 3.33m )

### Dining Room

11' 9" x 11' 3" ( 3.58m x 3.43m )

### Lounge

11' 10" x 13' ( 3.61m x 3.96m )

### Bedroom One

11' 10" x 13' ( 3.61m x 3.96m )

### Bedroom Two

11' 10" x 11' 5" ( 3.61m x 3.48m )

### Bedroom Three

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

### Bathroom

### Outside

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)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

