



## Vale View

£190,000

- Situated within easy access to local transport links, including the nearby railway station, commuting is effortless.
- Close to M4 motorway links, this location ensures convenient travel to Cardiff, Swansea, and beyond.
- The property is a short drive from the McArthur Glen Designer Outlet, offering a variety of shopping, dining, and



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## About the property

Welcome to this beautifully presented 3-bedroom semi-detached property, located in the highly sought-after area of Sarn, Bridgend. This delightful home offers a perfect blend of comfort and convenience, ideal for families or professionals seeking a peaceful yet accessible living environment.

## Accommodation

### Entrance Hall

### Lounge

21' 4" max x 12' 7" max ( 6.50m max x 3.84m max )

### Reception Room

30' max x 13' 6" max ( 9.14m max x 4.11m max )

### Kitchen

12' 4" x 10' 4" ( 3.76m x 3.15m )





**Rear Hallway**

**Bedroom One**

13' 2" x 9' 8" ( 4.01m x 2.95m )

**Ensuite Shower Room**

**Bedroom Two**

11' 3" 9 x 9' 8" ( 3.43m 9 x 2.95m )

**First Floor**

**Landing**

**Bedroom Three**

9' 8" x 7' 5" ( 2.95m x 2.26m )

**Bathroom**

**Rear Workshop**

13' 6" max x 6' 6" max ( 4.11m max x 1.98m max )

## Floorplan



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