

# Keens Place, offers over £160,000

- 3 Bedroom Semi-detached
- Parking to the rear
- Close links to the M4 motorway and Bridgend designer outlet
- Council Tax Band C
- Close to local schools, shops and amenities.
- EPC Rating: B









# About the property

Situated in the highly desirable Bryncethin development in Bridgend, this three-bedroom semi-detached home is perfect for modern family living. Ideally located within a short drive of the M4 motorway and the popular MacArthur Glen Designer Outlet, the property offers excellent transport links and nearby amenities including local schools and shops.

This spacious family home boasts a generous living room, ideal for entertaining or relaxing, with natural light flooding through large windows. The generous front and rear gardens provide ample outdoor space, perfect for children or alfresco dining, while the rear of the property offers convenient parking.

Viewing is highly recommended to truly appreciate all this wonderful home has to offer. Don't miss out on this fantastic opportunity!



# Accommodation

#### **Entrance Hallway**

#### Lounge

8' 8" x 17' 8" ( 2.64m x 5.38m )

#### **Dining Room**

13' 4" max x 9' 7" max ( 4.06m max x 2.92m max

#### Kitchen

7' max x 7' 7" max ( 2.13m max x 2.31m max )

#### **First Floor**

#### Landing

#### **Bedroom One**

10' 4" max x 12' 3" max (  $3.15 m \ max \ x \ 3.73 m \ max$ 

#### **Bedroom Two**

12' 3" max x 10' 3" plus wardrobe recess ( 3.73m max x 3.12m plus wardrobe recess )

#### **Bedroom Three**

9' 1" x 9' 1" ( 2.77m x 2.77m )

**Shower Room** 

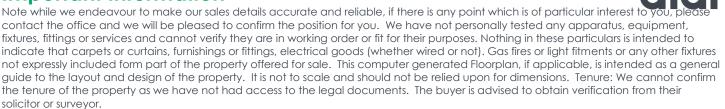
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## **Floorplan**



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

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