



Rhodfa Ceirios, offers over £350,000

- Detached Four Bedroom Family Home
- Downstairs Cloakroom and Separate Utility Room
- Separate Dining Room and generous lounge to the rear
- Council Tax Band E
- Viewing Highly recommended
- EPC Rating: C



 4  2  2



About the property

Situated in the highly desirable development of Rhodfa Ceirios, Penyfai, this impressive four-bedroom detached family home offers spacious and versatile accommodation, perfect for modern family living. Conveniently located within easy reach of Bridgend Town Centre, the M4 Motorway, Princess of Wales Hospital, and the popular McArthur Glen Designer Outlet, this property combines comfort and practicality with an excellent location.

This spacious and well-designed four-bedroom detached home is ideal for families seeking comfortable living in a prime location. With its modern interior, versatile layout, and excellent accessibility, this property is a must-see. Early viewing is highly recommended.



Accommodation

Entrance Hall - A welcoming and spacious entrance hall sets the tone for this stylish home.

Dining Room - Located at the front of the property, the separate dining room is ideal for formal dining or as a versatile additional living space.

Kitchen/Breakfast Room - A well-appointed kitchen with ample space for casual dining, offering a range of fitted units, modern appliances, and access to the utility room.

Lounge - Stretching across the rear of the property, the open-plan lounge is a standout feature, boasting a bay window and French doors that lead to the rear garden, creating a bright and airy space perfect for relaxation and entertaining.

Cloakroom - A conveniently located downstairs cloakroom with W.C. and wash basin.

Utility - Practical and functional, with additional storage and space for appliances.

First Floor

Landing

Bedroom One - A spacious master bedroom complete with a private ensuite shower room.

Ensuite

Bedroom Two - A generously sized double bedroom with built-in wardrobes.

Bedroom Three - Another good-sized double bedroom, also featuring built-in wardrobes.

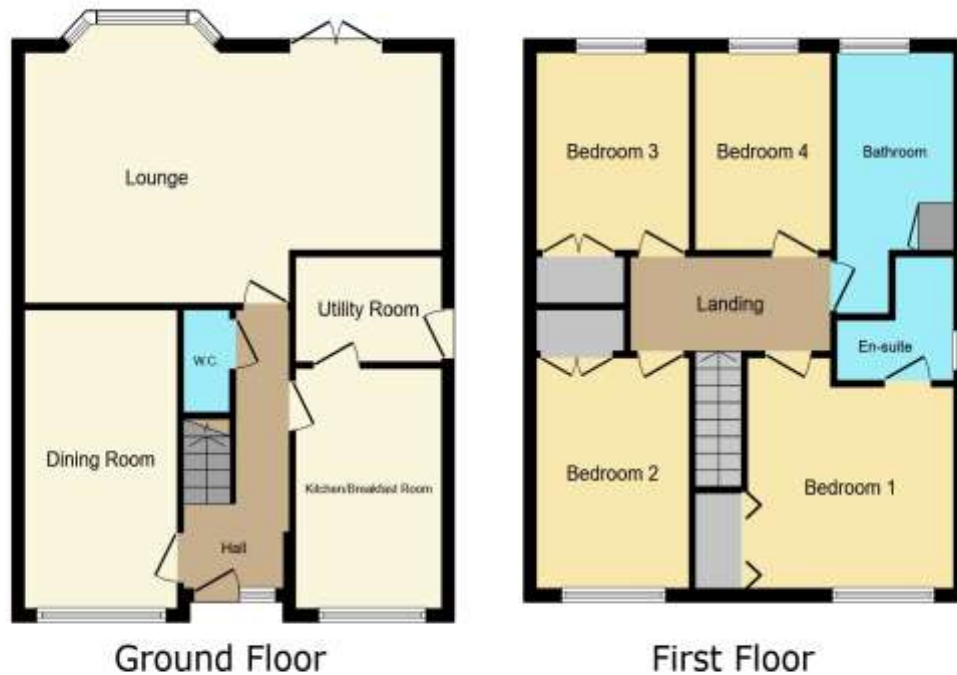
Bedroom Four - A versatile fourth bedroom, ideal as a child's room, guest room, or home office.

Bathroom - A modern family bathroom fitted with a three-piece suite.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.PropertyBook.co

pa peter
alan

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

pa peter
alan