



## Glan-Y-Nant, offers over £300,000

- Detached 4 bedroom Family Home
- Conservatory with log burner
- Master with En-suite
- Council Tax band D
- Beautifully presented
- EPC Rating: B



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## About the property

Situated in a peaceful cul-de-sac in the sought-after area of Glan-Y-Nant, Tondy, this beautifully presented four-bedroom detached home is perfect for family living. Boasting spacious and versatile accommodation, this property is ready for you to move straight in and enjoy.

Upon entering, you are welcomed by a bright and airy entrance hall leading to a downstairs cloakroom. The heart of the home is the impressive open-plan lounge, kitchen, and dining area, a modern and sociable space ideal for entertaining. An additional reception room offers versatility, whether as a snug, playroom, or home office. At the rear, a spacious conservatory featuring a charming log burner provides a cozy retreat and stunning views of the garden.

Upstairs, the first floor offers four well-proportioned bedrooms. The master bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property features off-road parking to the front and an enclosed rear garden, perfect for outdoor relaxation and family gatherings. The rear of the property is further enhanced by solar panels, offering energy efficiency and reduced running costs.

Viewing is highly recommended to fully appreciate this wonderful family home. Contact Peter Alan, Bridgend, today for more information or to arrange a viewing.





## Accommodation

**Entrance Hall**

**Cloakroom**

**Lounge/Kitchen/Diner**

**Kitchen Area** - 22' 8" x 7' 10" ( 6.91m x 2.39m )

**Lounge/Diner Area** - 15' 5" x 14' 9" ( 4.70m x 4.50m )

**Reception Room** - 8' 5" x 15' 7" ( 2.57m x 4.75m )

**Conservatory** - 21' 7" x 9' 6" ( 6.58m x 2.90m )

**First Floor**

**Landing**

**Bedroom One** - 11' 5" max x 10' 5" max ( 3.48m max x 3.17m max )

**Ensuite**

**Bedroom Two** - 10' 8" max x 9' 2" max ( 3.25m max x 2.79m max )

**Bedroom Three** - 9' 5" max x 8' 8" max ( 2.87m max x 2.64m max )

**Bedroom Four** - 8' 5" max x 8' 5" max ( 2.57m max x 2.57m max )

**Bathroom**

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## Floorplan



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