



## Clos Tyn Y Coed, £200,000

- 3 bedroom semi-detached
- Driveway to the side for off-road parking
- close to local schools, shops and amenities
- Council tax band C
- Viewing highly recommended
- EPC Rating: Awaited



 3  1  1



## About the property

Located in a small but highly sought-after development in Sarn, Bridgend, this well-presented three-bedroom semi-detached home offers spacious and modern living, making it an ideal choice for a growing family, first-time buyers, or investors.

The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a bright, spacious lounge leading to an open-plan kitchen/diner. The kitchen/diner benefits from French doors opening onto the rear garden, creating a perfect space for entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, including two doubles, all with fitted wardrobes, and a modern family bathroom.

Externally, there is a driveway to the side providing off-road parking, while the rear garden offers an excellent outdoor space for relaxation and family activities.

Conveniently located just a short distance from local schools, shops, and amenities, the property also offers easy access to the M4 motorway, MacArthur Glen Designer Outlet, and the Princess of Wales Hospital.

Viewing is highly recommended to appreciate the fantastic potential this home has to offer.



## Accommodation

**Entrance Hall**

**Cloakroom**

**Lounge** - 15' 1" x 15' 7" ( 4.60m x 4.75m )

**Kitchen/Diner** - 15' 1" x 8' 3" ( 4.60m x 2.51m )

**First Floor**

**Landing**

**Bedroom One** - 8' 6" max x 13' 4" max ( 2.59m max x 4.06m max )

**Bedroom Two** - 8' 8" x 10' 8" ( 2.64m x 3.25m )

**Bedroom Three** - 6' 3" x 10' 3" ( 1.91m x 3.12m )

**Bathroom**

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

**pa** peter  
alan