



Heol-Y-Nant, offers over £215,000

- Extended 3 bedroom semi-detached Family home
- Gated Driveway with both front and rear gardens
- Close to local schools, shops and amenities
- Council Tax Band B
- Viewing Highly recommended
- EPC Rating: D



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About the property

Well-Presented & Extended Three-Bedroom Semi-Detached Home in Sought-After Cefn Glas

We are delighted to present this spacious and well-maintained three-bedroom semi-detached property, situated in the highly desirable location of Cefn Glas, Bridgend. Perfect for families, this extended home offers generous living space, modern conveniences, and excellent access to local amenities.

Upon entering, you are welcomed by a bright and inviting hallway, leading to a separate lounge and dining room, both ideal for relaxing and entertaining. The property benefits from a modern kitchen which is open plan to the dining room, complemented by a separate utility room for added practicality. A downstairs shower room provides further convenience.

To the first floor, there are three well-proportioned bedrooms, offering ample space for a growing family. A separate family bathroom completes the upstairs accommodation. The added bonus of loft access with boarded loft and pull down loft ladder for easy access.



Accommodation

Entrance Hall

9' 10" x 9' 6" (3.00m x 2.90m)

Lounge

13' 3" x 12' 9" (4.04m x 3.89m)

Dining Room

9' 10" x 9' 10" (3.00m x 3.00m)

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Utility

8' 10" x 7' 3" (2.69m x 2.21m)

Shower Room

First Floor

Landing

Bedroom One

13' 3" x 11' 9" (4.04m x 3.58m)

Bedroom Two

Bedroom Three

11' 5" x 10' (3.48m x 3.05m)

Bathroom

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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 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.Propertybox.io



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