



## Coed Helyg offers over £180,000

- Well-presented 3 bedroom property
- Driveway for off-road parking
- Modern open plan kitchen/Diner
- Council Tax Band B
- Viewing Highly recommended
- EPC Rating: C



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## About the property

Situated in the highly desirable location of Bryntirion, Bridgend is this beautifully presented home offering a perfect blend of modern living and practicality, making it an ideal choice for first-time buyers or small families.

Upon arrival, you'll be greeted by a well-maintained front garden and a private driveway, providing convenient off-road parking. Stepping inside, the entrance hall leads to a spacious dual-aspect reception room, flooded with natural light from a front-facing window and French doors that open directly onto the rear garden.

A contemporary well-equipped and beautiful open-plan kitchen-diner offers an abundance of space for family meals and entertaining, with direct access to a rear hallway, which leads to a convenient downstairs WC, a small utility area, and an additional access to the rear garden.

Upstairs boasts three well-proportioned bedrooms, all featuring fitted wardrobes for excellent storage solutions. Bedrooms one and two are spacious doubles, while the third bedroom is a versatile single, perfect as a child's room, home office, or guest room. A stylish, modern shower room completes the upper level. The landing area is bright and airy, featuring a built-in airing cupboard a rear-facing window with views over the garden.





# Accommodation

<b>Entrance Hall</b>	10' 4" max x 11' 6" max ( 3.15m max x 3.51m max )
<b>Reception Room</b>	<b>Bedroom Three</b>
10' 5" x 17' 9" ( 3.17m x 5.41m )	9' 4" x 7' 2" ( 2.84m x 2.18m )
<b>Kitchen/Diner</b>	<b>Shower Room</b>
16' 2" max x 17' 9" max ( 4.93m max x 5.41m max )	<b>Additional Information</b>
<b>Rear Hallway</b>	Please note that the Vendor of this property is an Employee of the Connells Group.
<b>Utility Area</b>	
<b>W.C.</b>	
<b>First Floor</b>	
<b>Landing</b>	
<b>Bedroom One</b>	
12' 1" max x 11' 8" max ( 3.68m max x 3.56m max )	
<b>Bedroom Two</b>	

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## Floorplan



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