

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









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

Entrance Hall

Reception Room

10' 5" x 17' 9" (3.17m x 5.41m)

Kitchen/Diner

16' 2" max x 17' 9" max (4.93m max x 5.41m max

Rear Hallway

Utility Area

W.C.

First Floor

Landing

Bedroom One

12' 1" max x 11' 8" max (3.68m max x 3.56m max

Bedroom Two

10' 4" max x 11' 6" max (3.15m max x 3.51m max)

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

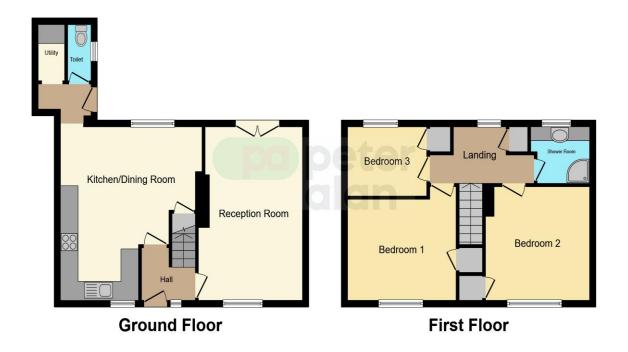
Shower Room

Additional Information

Please note that the Vendor of this property is an Employee of the Connells Group.

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Floorplan



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