

Bryn Golau, £200,000

- Spacious 3 bedroom semi-detached
- Additional Loft room
- Garage and Driveway
- Council Tax Band B
- Viewing highly recommended
- EPC Rating: D









About the property

Spacious Three-Bedroom Semi-Detached Home with Attic Room - Sought-After Location in Cefn Glas, Bridgend

Located in the highly desirable area of Cefn Glas, Bridgend, this generously proportioned three-bedroom semi-detached property with additional attic room offers an ideal family home within walking distance of both primary and secondary schools.

Boasting off-road parking and a garage to the front. Upon entering, you're welcomed by a bright entrance hall leading to a spacious lounge and a well-appointed kitchen-diner-perfect for modern family living and entertaining.

To the first floor, you'll find three good-sized bedrooms and a contemporary family bathroom. The second floor reveals a converted loft room currently used as a fourth bedroom, providing flexible additional space for growing families, a home office, or a guest suite.

Externally, the property continues to impress with a generous, low-maintenance rear garden with gated rear access and a substantial wooden shed offering further potential for storage or workshop space.

This home offers exceptional value in a prime location. Viewing is highly recommended to fully appreciate the space and versatility this property has to offer.



Accommodation

Entrance Hall

Lounge - 11' 6" x 13' 5" (3.51m x 4.09m)

Kitchen/Diner - 19' 9" max x 10' 2" max (6.02m max x 3.10m max)

First Floor

Bedroom One - 10' 3" x 10' 4" (3.12m x 3.15m)

Bedroom Two - 10' 9" max plus wardrobe recess x 10' 2" max (3.28m max plus wardrobe recess x 3.10m max)

Bedroom Three - 9' 5" x 7' 3" (2.87m x 2.21m)

Second Floor

Loft Room - 12' 9" x 9' 8" (3.89m x 2.95m)

Garage

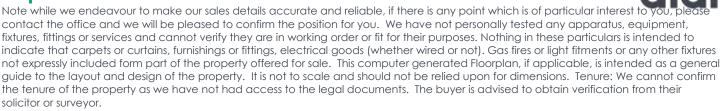
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Floorplan



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 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

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