



Cwrt Yr Hen Ysgol, £300,000

- Detached 3 bedroom Family Home
- Conservatory and Integral Garage
- Sought after development
- Council Tax Band E
- Viewing highly recommended
- EPC Rating: C



 3  2  2



About the property

Nestled in a quiet cul-de-sac within a sought-after new development in Tondy, Bridgend, this beautifully presented three-bedroom detached family home offers generous living space and a modern layout ideal for growing families.

The property welcomes you with a bright entrance hallway, leading into a spacious lounge featuring a stylish box bay window to the front. A separate dining room provides an excellent entertaining space, flowing seamlessly into a well-appointed kitchen. Off the kitchen, you'll find a practical utility area and a downstairs cloakroom, adding convenience for everyday living. To the rear, the dining room opens into a charming conservatory-perfect for enjoying the garden views all year round.

Upstairs, the home boasts three generously sized bedrooms with fitted wardrobes to both bedrooms one and two, including a master with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, completing the upper level.

Additional highlights include an integral garage with potential for conversion (subject to necessary permissions), a double driveway, and a spacious, enclosed rear garden ideal for children and outdoor entertaining.

Perfectly positioned for easy access to Bridgend town centre, the M4 motorway, and the McArthurGlen Designer Outlet, this home also benefits from a nearby convenience complex, making day-to-day living a breeze.



Accommodation

Entrance Hall

Lounge

16' 2" max into bay x 10' 6" max (4.93m max into bay x 3.20m max)

Dining Room

10' 3" x 10' 7" (3.12m x 3.23m)

Conservatory

9' x 10' 5" (2.74m x 3.17m)

Kitchen

9' 2" x 12' 6" (2.79m x 3.81m)

Utility

5' 2" x 8' 9" (1.57m x 2.67m)

W.C.

Garage

9' 5" x 12' 8" (2.87m x 3.86m)

First Floor

Landing

Bedroom One

9' 2" x 14' 3" plus wardrobe recess (2.79m x 4.34m plus wardrobe recess)

Ensuite

Bedroom Two

9' 5" x 13' 8" (2.87m x 4.17m)

Bedroom Three

9' 5" x 10' 6" (2.87m x 3.20m)

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

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