



pa peter
alan

Llys Castell Newydd, offers in the region of £370,000

- Master Bedroom With Ensuite
- Open Plan Kitchen/Dining Room
- Off Street Parking & Garage
- Council Tax Band E
- Modern Throughout
- EPC Rating: B



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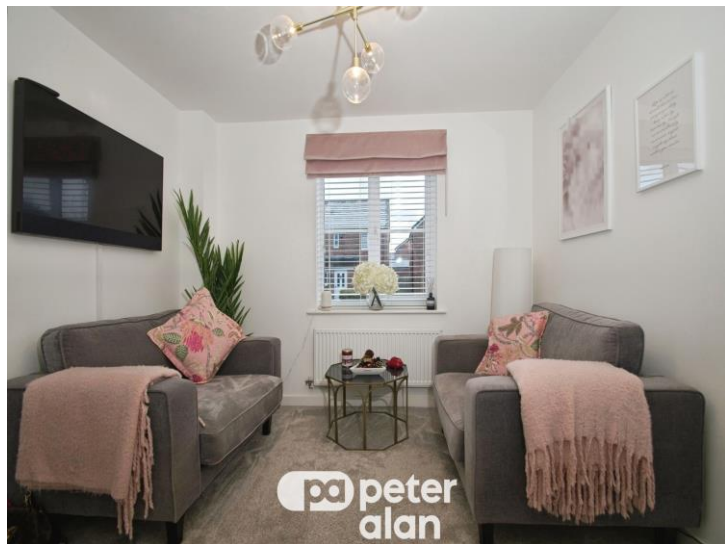
01656 657201
bridgend@peteralan.co.uk



About the property

Situated within the sought-after Morgan's Meadow development in Cefn Glas, Bridgend, this modern three-bedroom semi-detached property is ideally positioned in a quiet yet convenient location, perfect for families and professionals alike. The accommodation briefly comprises a welcoming entrance hall with a downstairs cloakroom, a spacious front-facing kitchen offering room for a small dining area, and an open-plan lounge/diner to the rear, providing a light and airy living space with views and access to the garden—ideal for both relaxing and entertaining. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from off-road tandem parking to the side and a generous rear garden, offering ample outdoor space. Viewing is highly recommended to fully appreciate the location and accommodation on offer.





Accommodation

Lounge

13' 1" x 11' (3.99m x 3.35m)

Second Reception Room

9' 9" x 9' 10" (2.97m x 3.00m)

Kitchen/Dining Room

19' 8" x 9' 10" (5.99m x 3.00m)

Utility Room

4' 11" x 7' 7" (1.50m x 2.31m)

Bedroom One

10' 11" x 10' 1" (3.33m x 3.07m)

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.87m)

Bedroom Three

11' 11" x 8' 9" (3.63m x 2.67m)

Bedroom Four

7' 11" x 6' 8" (2.41m x 2.03m)

Bathroom

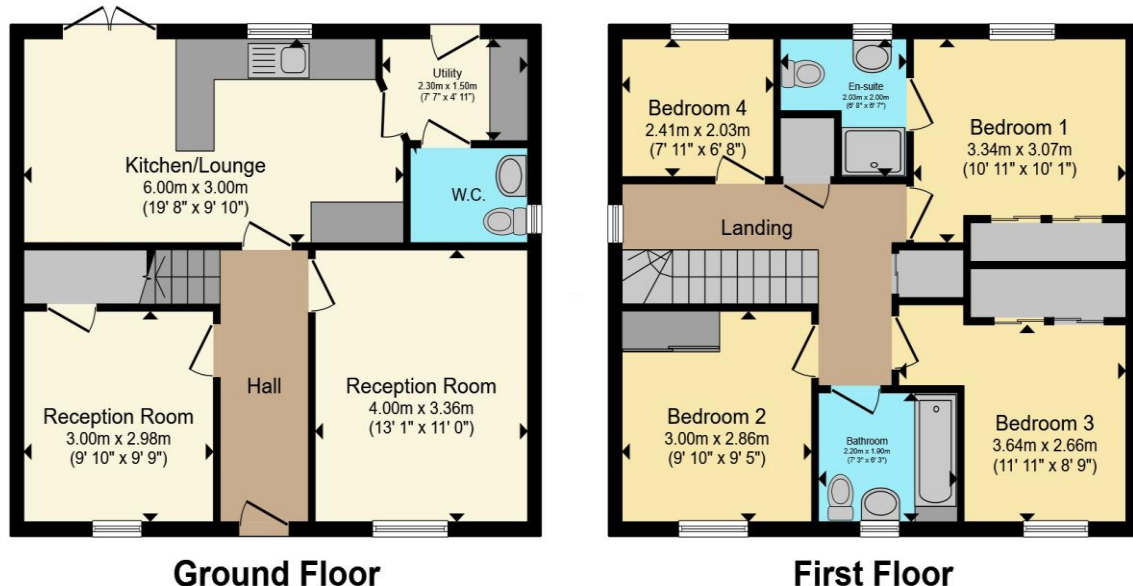
7' 3" x 6' 3" (2.21m x 1.91m)

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Floorplan



Total floor area 113.0 m² (1,217 sq.ft.) approx

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.propertybox.io



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