



## East Lyng, St Brides Major

**£340,000 - £350,000**

- Guide price £340,000 - £350,000
- Three Bedroom Detached Family Home in Central Village Location
- Garage and Gated Driveway Parking
- En-Suite Shower Room and Modern Family
- Sun Room, Lounge, Dining Room, Conservatory and Newly Fitted Kitchen
- Close to Heritage Coast & Popular



 3  2  2



## About the property

Sought after village location of St Brides Major. A three double bedroom detached bungalow with garage and gated driveway parking. Versatile accommodation. Short drive to the popular beaches at Ogmores-By-Sea and Southerndown. Front,side and rear gardens.No onward chain.

## Accommodation

### Sunroom

Exposed stone walls. PVC entrance doors and windows to the front elevation. Tiled flooring. Door into

### Entrance Porch

Tiled floor. Wooden framed glazed door leading into

### Hallway

Hard wood flooring. Radiator. Double storage cupboard. Door to airing cupboard housing modern "Worcester" combination boiler. Wooden framed glazed door to

### Lounge

17' 10" x 13' 9" max ( 5.44m x 4.19m max )

A large bay window to the front aspect. Fitted carpets. Two radiators. Fireplace housing a "Villager" wood burner stove. Archway through to

### Dining Room

10' 11" x 9' 8" ( 3.33m x 2.95m )

Fitted carpets. Radiator. Sliding doors in to

### Conservatory



**Master Bedroom**

13' 3" x 8' 11" ( 4.04m x 2.72m )

Double glazed window to the rear. Radiator and fitted carpets. Door to

**En-Suite Shower Room**

Fully enclosed shower cubicle, low level w.c, wash hand basin

**Bedroom Two**

13' 3" x 9' 8" ( 4.04m x 2.95m )

Double glazed window to the front aspect. Radiator and fitted carpets

13' x 7' 4" ( 3.96m x 2.24m )

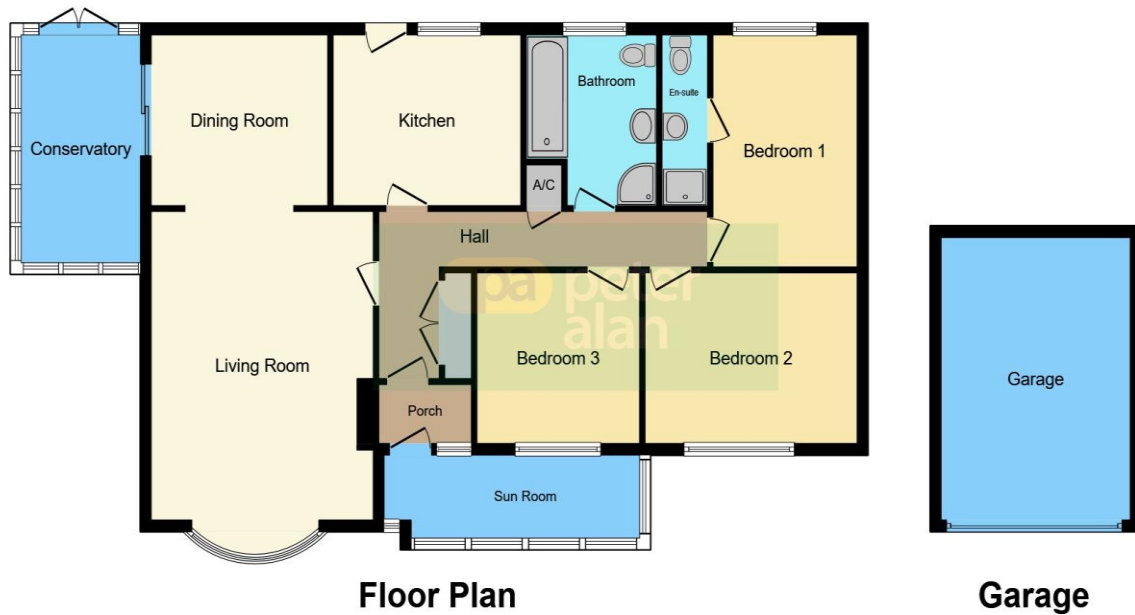
Constructed with low brick walls and glazing above with double doors leading to the rear garden. Tiled floor. PVC wall cladding. Ceiling fan

**Kitchen**

11' 6" x 9' 7" ( 3.51m x 2.92m )

A range of newly fitted base and wall cupboards in cream with complimentary work tops over, inset sink and drainer. Electric oven, induction hob, black glass splashback Space for whitegoods. Radiator. Large double glazed window to rear elevation and door leading out to the rear garden

## Floorplan



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