



Clos Tyn Y Coed, £280,000

- Open-plan L-shaped lounge/kitchen/diner
- No ongoing chain
- Popular Clos Tyncoed development
- En-suite shower room to Master bedroom
- Convenient access to Junction 36 of the M4
- EPC Rating: C
- Council Tax Band: D



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About the property

Situated on the highly sought-after Clos Tyncoed development in Sarn, Bridgend, this beautifully presented three-bedroom detached family home is offered for sale with no ongoing chain and occupies a generous corner plot.

The property offers well-proportioned accommodation throughout, comprising an entrance hall, convenient downstairs cloakroom/WC and a versatile additional reception room ideal as a family room, playroom or home office. The heart of the home is the spacious open-plan L-shaped lounge, kitchen and dining area, providing an excellent space for modern family living and entertaining. The contemporary fitted kitchen is complemented by ample dining and living space, creating a bright and welcoming atmosphere.

To the first floor are three good-sized bedrooms, including a generous principal bedroom with en-suite shower room, together with a stylish and modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, while the larger-than-average corner plot offers a spacious enclosed rear garden, perfect for families and outdoor entertaining.

Conveniently located within easy reach of Junction 36 of the M4 motorway, McArthurGlen Designer Outlet, Halo Bridgend Life Centre, local schools, shops and a range of amenities, this is an ideal home for families and commuters alike.





Accommodation

Entrance Hall

Reception Room - 16' 6" x 9' 3" (5.03m x 2.82m)

Open Plan Lounge/Kitchen/Diner - 21' 11" max x 9' 10" max (6.68m max x 3.00m max)

W.C.

First Floor

Bedroom One - 17' 5" x 8' 10" (5.31m x 2.69m)

En-Suite - 6' 7" x 4' 3" (2.01m x 1.30m)

Bedroom Two - 13' 9" max x 10' max (4.19m max x 3.05m max)

Bedroom Three - 11' 11" max x 6' 3" max (3.63m max x 1.91m max)

Bathroom - 7' 3" x 6' 9" (2.21m x 2.06m)

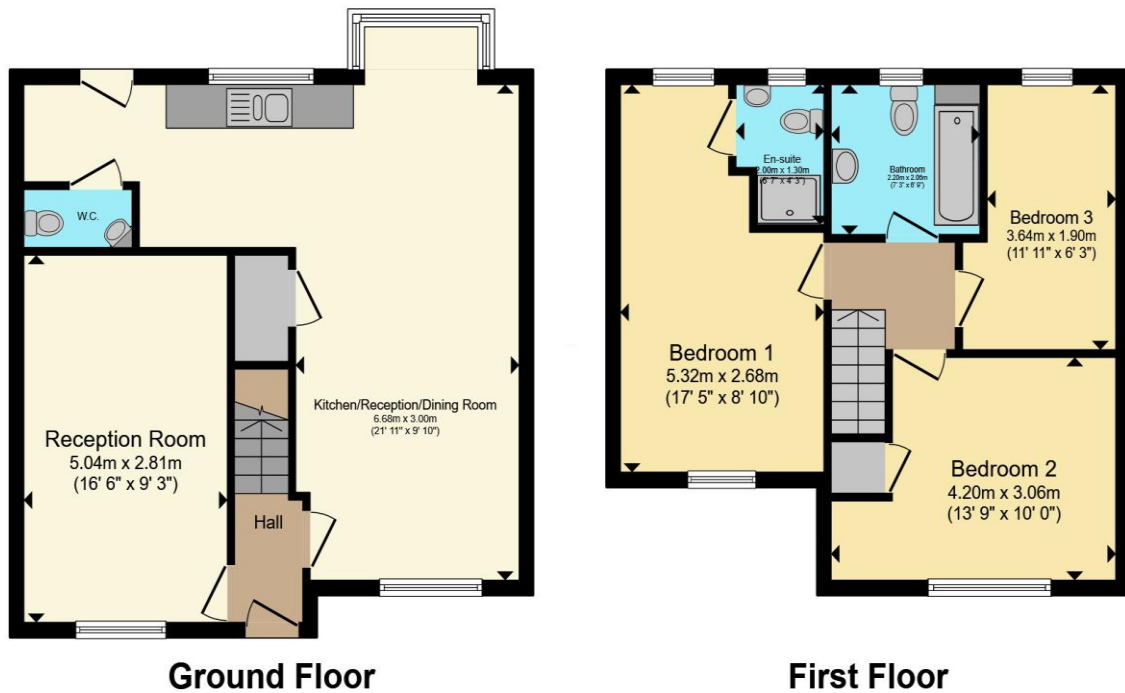
Agent Note

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Floorplan



Total floor area 98.5 m² (1,060 sq.ft.) approx

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