



Llys Santes Fair, £310,000

- Double Fronted Detached Family Home
- Garage, Driveway with EV Charging Point
- Modern Llys Ystrad Development in Cefn Glas
- Master Bedroom with Ensuite
- Separate Utility and downstairs Cloakroom
- EPC Rating: B



3 2 1



About the property

A well-presented and spacious three-bedroom detached family home, ideally located within the highly sought-after development of Llys Ystrad, Bridgend. This attractive double-fronted property offers generous and versatile accommodation, making it an excellent choice for growing families.

The home benefits from a detached garage and driveway with EV charging point providing ample off-road parking, while to the rear lies a generous and well-maintained garden, perfect for outdoor entertaining, family time, or relaxing.

The ground floor comprises a welcoming entrance hall providing access to all rooms, including a generous reception room spanning the full depth of the property, offering excellent natural light and ample space for both living and dining arrangements. The kitchen/diner is well-proportioned, ideal for everyday family use and entertaining, and is complemented by a separate utility room for added practicality, with a convenient ground floor W.C. located off the Utility Room.





Accommodation

Entrance Hall

Reception Room

18' 4" x 10' 2" (5.59m x 3.10m)

Kitchen/Diner

18' 4" x 9' 2" plus door recess (5.59m x 2.79m plus door recess)

Utility Room

W.C.

First Floor

Landing

Bedroom One

18' 4" max x 10' 2" max (5.59m max x 3.10m max)

Ensuite

Bedroom Two

10' 6" x 9' 2" (3.20m x 2.79m)

Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m)

Bathroom

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 93.9 m² (1,011 sq.ft.) approx

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