



## Maes Brynach, £330,000

- Detached Home
- Four Spacious Bedrooms
- Off Road Park & Garage
- Easy Access To M4
- Ideal Family Home
- EPC Rating: B



 4
  2
  2





## About the property

A spacious and well-presented four-bedroom detached home in the sought-after village of Brynmenin, boasting a large garden, detached garage, and generous living space throughout.

The ground floor offers two versatile reception rooms, ideal for family living or entertaining, alongside a modern kitchen/diner with adjoining utility room and convenient cloakroom/WC.

Upstairs, the property features four good-sized bedrooms, including a master with its own en-suite, as well as a stylish family bathroom.

Outside benefits from a large garden perfect for families and summer gatherings, plus a detached garage providing excellent storage or parking.



## Accommodation

### Cloakroom

### Sitting Room

9' 9" max x 10' 9" ( 2.97m max x 3.28m )

### Lounge

13' 3" x 10' 9" ( 4.04m x 3.28m )

### Kitchen

9' 6" x 20' 4" ( 2.90m x 6.20m )

### Utility

5' 2" x 6' 1" ( 1.57m x 1.85m )

### Bedroom 1

10' 10" x 11' 5" ( 3.30m x 3.48m )

### Bedroom 2

10' 10" max x 11' 6" ( 3.30m max x 3.51m )

### Bedroom 3

8' x 7' 8" ( 2.44m x 2.34m )

### Bedroom 4

8' 11" x 9' 9" max ( 2.72m x 2.97m max )

### 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](http://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