



## **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

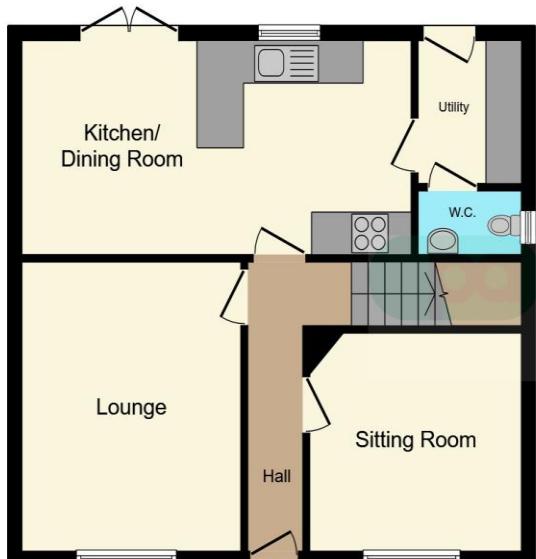
8' 11" x 9' 9" max ( 2.72m x 2.97m max )

### Bathroom

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## Floorplan



Ground Floor



First Floor

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