



## 73 Rhodfa Bryn Castell, Bridgend

£280,000 Freehold

MODERN THREE BEDROOM DETACHED WITH INTEGRAL GARAGE • LOUNGE WITH BEAUTIFUL SHUTTERS AND PERSONAL DOOR INTO THE INTEGRAL GARAGE (POTENTIAL TO CONVERT) • KITCHEN/DINER/UTILITY AREA • DOWNSTAIRS WC • THREE DOUBLE BEDROOMS WITH PRIMARY BENEFITING A EN SUITE • PRIVATE ACCESS TO THE DRIVEWAY SHARED WITH ONE OTHER PROPERTY • LANDSCAPED ENCLOSED GARDEN AND DRIVE • 350 TOUR TO VIEW



Modern three-bed detached home with garage, spacious kitchen, en suite, private drive, landscaped garden, and excellent location near schools, parks, and transport. Immaculate and move-in ready.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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## ENTRANCE

Enter via main door into the entrance porch, plain walls, plain ceiling, laminate flooring and a perfect coat and shoe storage area.

## LOUNGE

UPVC double glazed window to front aspect, plain walls, plain ceiling, sprinkler ceiling system, radiator, laminate flooring and access to the staircase and ground floor rooms.

## KITCHEN/DINER

Rear UPVC window and french doors with beautiful shutters. Kitchen with a range of wall and base units with complimentary worktops, electric oven and gas hob with extractor over, stainless steel sink, integrated fridge and freezer, integrated washing machine to the utility area, plain walls, plain ceiling, radiator, vinyl flooring. This Lovely room is designed to create a welcoming and functional environment, ideal for cooking, dining, and relaxation.

## CLOAKROOM

Lovely downstairs cloakroom with a low level wc, pedestal wash hand basin, plain walls, plain ceiling, radiator and vinyl flooring.

## LANDING

Landing with access to the first floor rooms, spacious stroage cupboard, plain walls, plain ceiling, attic hatch, radiator and carpet flooring.

## BEDROOM ONE

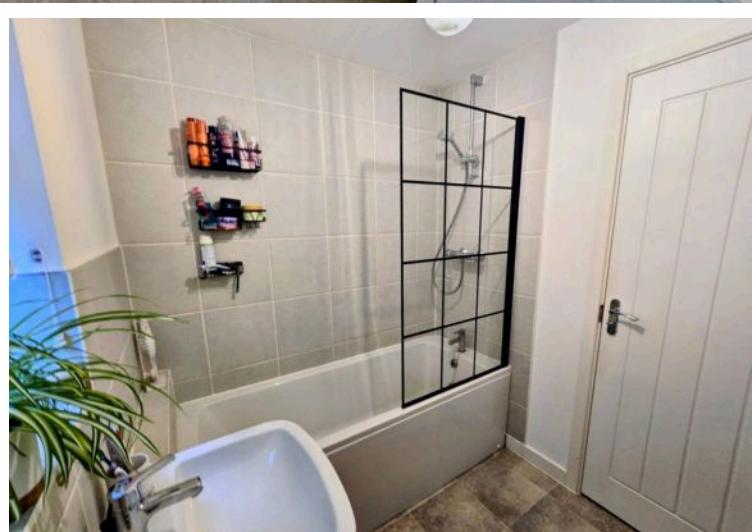
Two UPVC double glazed window, plain ceiling, plain



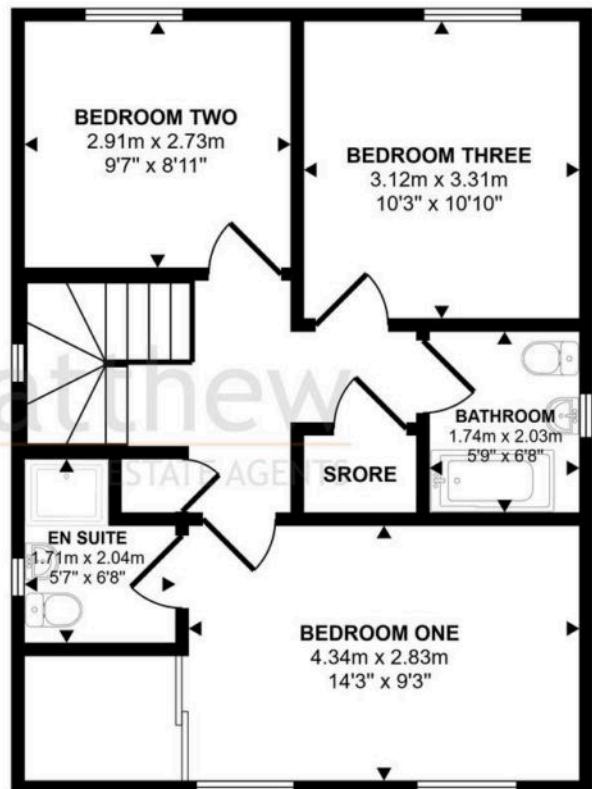
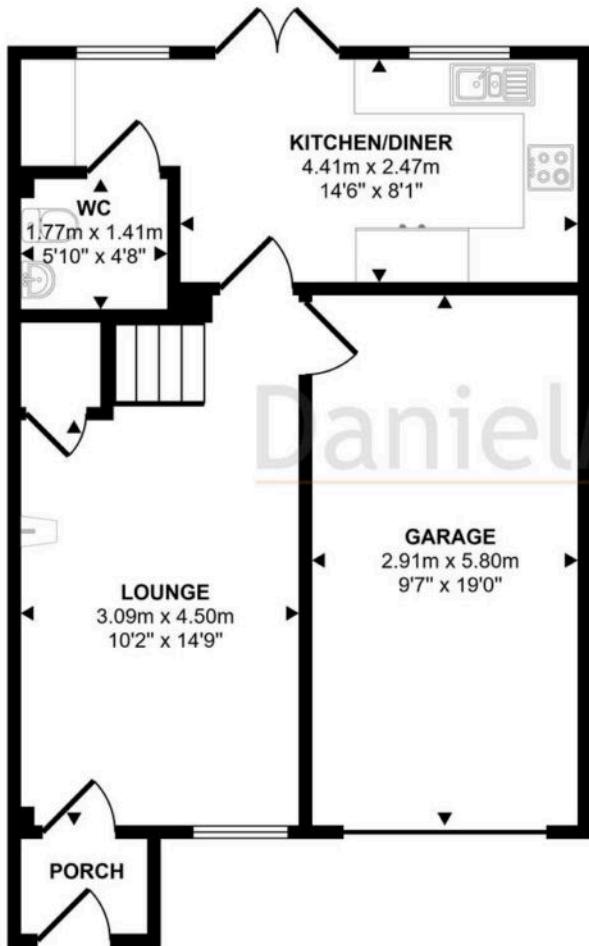
## GARDEN

Beautiful landscaped garden with fence boundary, laid to patio, raised flower bed, laid to astroturf, top ties for relaxing and entertaining.





Approx Gross Internal Area  
106 sq m / 1140 sq ft



First Floor  
Approx 52 sq m / 561 sq ft

### Ground Floor

Approx 54 sq m / 579 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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