



Maes Brynach, offers over £210,000

- 2 bedroom semi-detached
- Offroad parking
- No ongoing chain
- Council Tax Band C
- Viewing highly recommended
- EPC Rating: B





About the property

A beautifully presented two-bedroom semi-detached home, offered for sale with no ongoing chain, located in the sought-after modern development of Maes Brynach. This attractive property enjoys a peaceful cul-de-sac position and benefits from off-road parking, making it an ideal first-time purchase, downsize opportunity, or investment.

Internally, the home is well maintained throughout, offering a bright and welcoming living space. The accommodation comprises an inviting lounge, a modern fitted kitchen/dining area and a convenient downstairs cloakroom, two well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the property features a private rear garden—perfect for relaxing or entertaining—along with dedicated driveway parking to the front.

Maes Brynach is enviably positioned just a short distance from the M4 motorway links at Junction 36, providing excellent commuter access. The property is also conveniently located close to the McArthurGlen Designer Outlet, Bridgend Town Centre, local schools, parks, amenities, and the beautiful Bryngarw Country Park, all within easy reach.

This is a fantastic opportunity to purchase a ready-to-move-into home in a popular development, with superb transport links and a wealth of local attractions nearby.



Accommodation

Entrance Hall

W.C.

Reception Room

15' 1" max x 9' 2" max (4.60m max x 2.79m max)

Kitchen/Diner

11' 10" x 7' 10" (3.61m x 2.39m)

First Floor

Landing

Bedroom One

12' 6" max x 8' 2" max (3.81m max x 2.49m max)

Bedroom Two

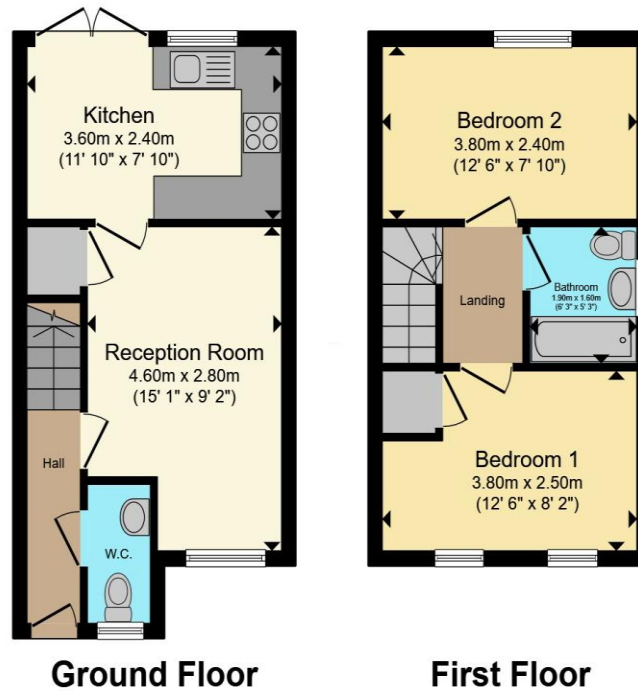
12' 6" x 7' 10" (3.81m x 2.39m)

Bathroom

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 55.1 m² (593 sq.ft.) approx

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.propertybox.io



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

