



## Llys Santes Fair, £325,000

- 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    Council Tax Band: D



3 2 1



## About the property

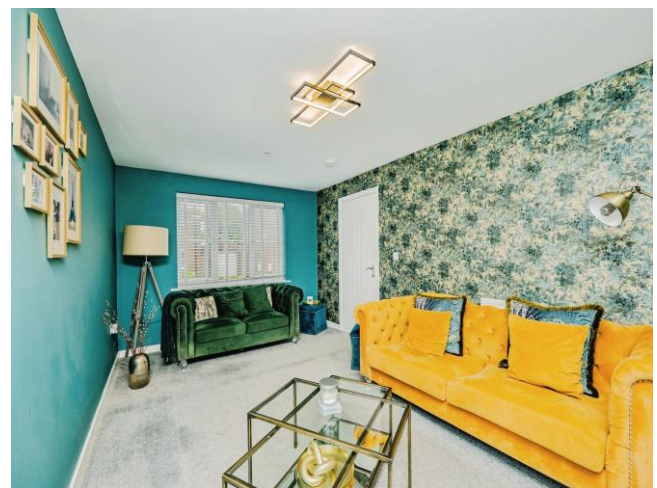
A well-presented and spacious three-bedroom detached family home, ideally located within the highly sought-after development of Llys Ystrad, Bridgend. This attractive double-fronted property offers generous and versatile accommodation, making it an excellent choice for growing families.

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.

To the first floor, the landing leads to three bedrooms, with the Master bedroom benefiting from its own en-suite shower room. A second double bedroom and a third single bedroom ideal as a nursery or home office. The main family bathroom is fitted with a modern three-piece suite.

Situated in a popular residential area, Llys Ystrad is conveniently positioned for local amenities, reputable schools, and transport links, making this an ideal location for family living.





## 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 )

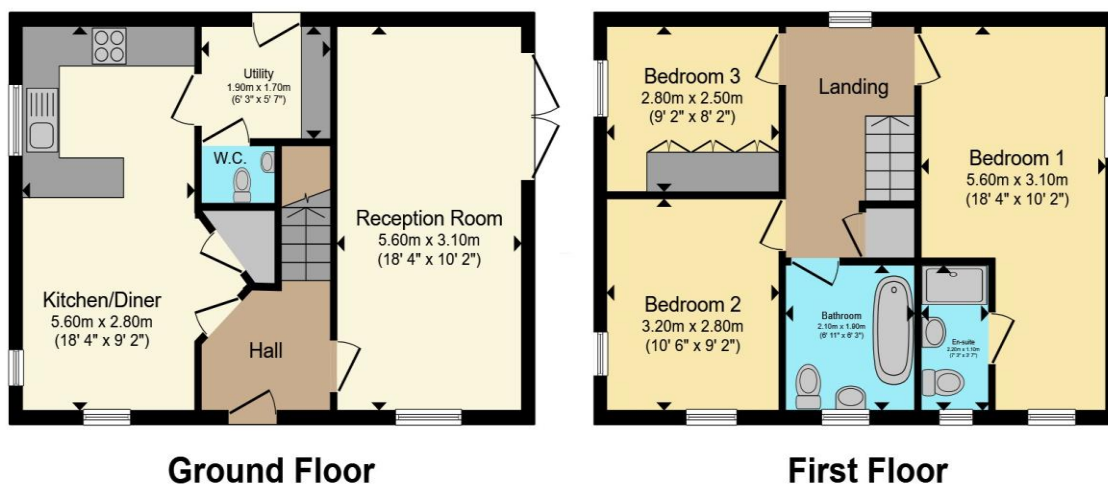
**Bedroom Three** - 9' 2" x 8' 2" ( 2.79m x 2.49m )

### Bathroom

01656 657201

bridgend@peteralan.co.uk

## Floorplan



Total floor area 93.9 m<sup>2</sup> (1,011 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](http://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