



## Ysbryd-Y-Coed, offers over £375,000

- Detached 4 Bedroom Family Home
- Integral Garage and Driveway
- Highly sought-after Village Location
- Council Tax Band E
- Ensuite to Master Bedroom
- EPC Rating: D



 4  1  2



## About the property

Situated within a highly sought-after development in the popular village of Pen-Y-Fai, Bridgend, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

The property is conveniently located close to local village amenities, nearby parks, well-regarded schools and a local public house, making it perfectly positioned for both families and commuters alike.

The accommodation comprises a welcoming entrance hall, a well-appointed kitchen, and a generous reception room which flows seamlessly into a separate dining room—ideal for entertaining. There is also a downstairs cloakroom and the added benefit of an integral garage, offering excellent storage or future potential for conversion, subject to the necessary planning permissions (STPP).

To the first floor are four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the first three bedrooms are all suitable for double beds and feature built-in wardrobes. The fourth bedroom lends itself perfectly as a single room, home office, or guest bedroom, providing flexibility to suit a variety of needs.

Externally, the property enjoys an enclosed rear garden with convenient side access, ideal for families and outdoor entertaining. To the front, a driveway provides off-road parking for several vehicles.





## Accommodation

### Entrance Hall

**Kitchen** - 17' 9" x 8' 2" ( 5.41m x 2.49m )

**Reception Room** - 14' 1" x 12' 10" ( 4.29m x 3.91m )

**Dining Room** - 8' 10" x 8' 2" ( 2.69m x 2.49m )

**W.C.**

**Integral Garage** - 17' 9" x 7' 3" ( 5.41m x 2.21m )

### First Floor

#### Landing

**Bedroom One** - 10' 10" plus wardrobe recess x 9' 2" ( 3.30m plus wardrobe recess x 2.79m )

#### Ensuite

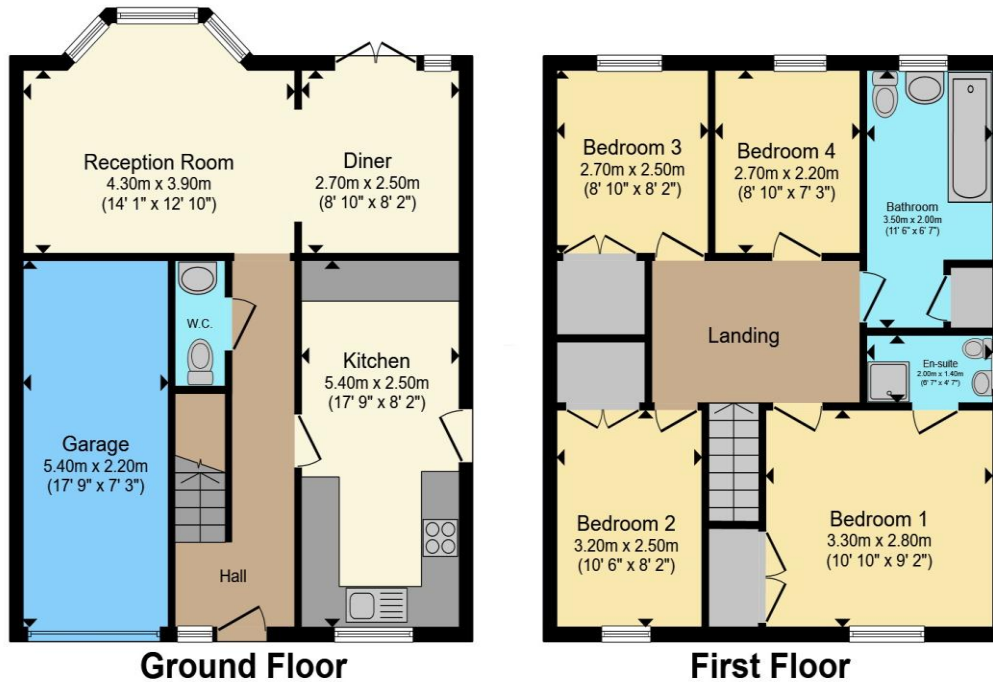
**Bedroom Two** - 10' 6" plus wardrobe recess x 8' 2" ( 3.20m plus wardrobe recess x 2.49m )

**Bedroom Three** - 8' 10" plus wardrobe recess x 8' 2" ( 2.69m plus wardrobe recess x 2.49m )

**Bedroom Four** - 8' 10" x 7' 3" ( 2.69m x 2.21m )

#### Bathroom

## Floorplan



Total floor area 114.7 m<sup>2</sup> (1,234 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)

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