

Your Logo

## Pant Y Fedwen, Bridgend, CF31 5DE

Guide Price £400,000

4 2 3



This spacious four-bedroom detached house, located in a quiet cul-de-sac in Broadlands, Bridgend offers extensive living areas and a comfortable family environment. Featuring three reception rooms, including a conservatory, a large kitchen/diner, and two bathrooms (one en-suite), this property provides versatile accommodation for modern living. Additional conveniences include a downstairs WC and a utility room. The exterior boasts a Large garden and off-road parking for up to four vehicles.

The home benefits from easy access to local schools and shops, perfect for family life and is short drive to the M4 motorway, Bridgend Train Station and the beaches of Ogmore, Southerndown and Porthcawl.

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A viewing is recommended to appreciate the generous proportions and convenient location of this inviting home.

**Please quote reference SW0564 when enquiring about this property.**

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## Key Features

- Four Bedroom Detached House
- Two Bathrooms including ensuite
- Conservatory
- Off road parking for upto 4 vehicles
- Close to local schools and shops
- Two Reception Rooms
- Large Kitchen/Diner
- Downstairs WC and Utility
- Quiet Cul de sac location
- Please quote reference SW0564



**TOTAL: 120 m<sup>2</sup>**  
1st floor: 66 m<sup>2</sup>, 2nd floor: 54 m<sup>2</sup>  
EXCLUDED AREAS: UTILITY: 2 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.