



**Heol Bryncethin**  
**Bridgend, CF32 9GG**

Offers in Excess of £155,000

**GAO**  
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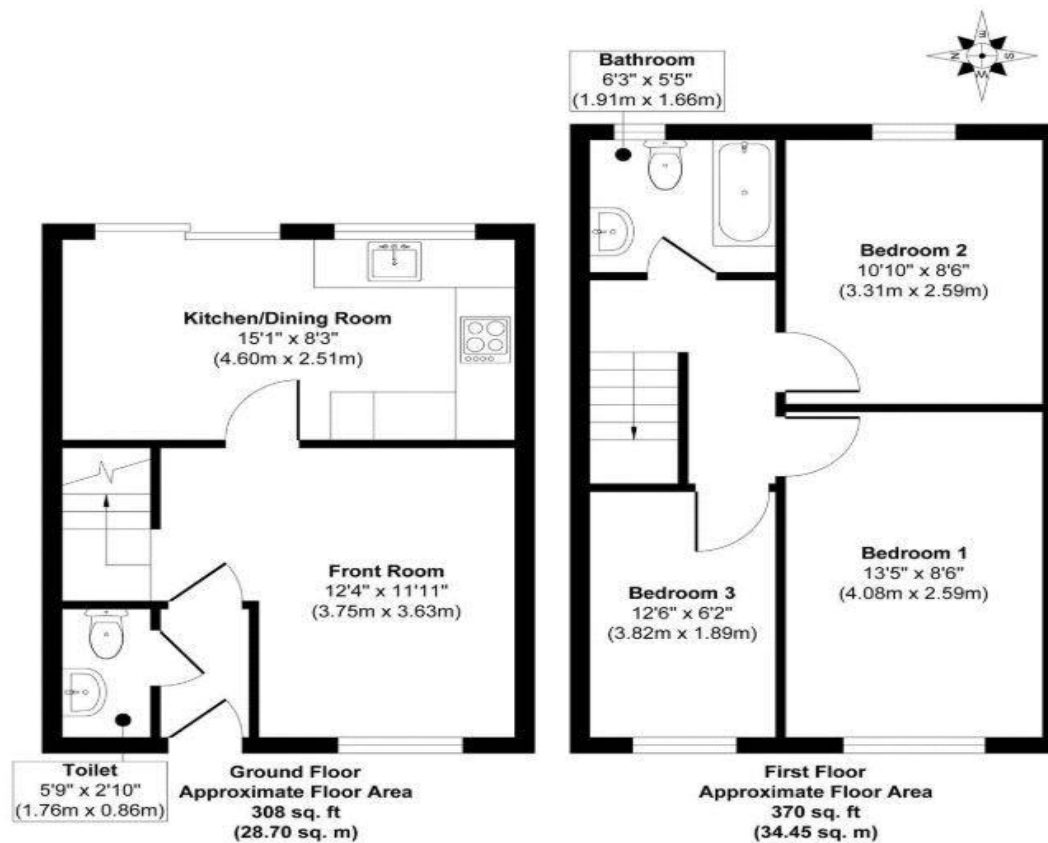
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## MAIN FEATURES:

- **Mid Terrace House**
  - **Kitchen/Diner**
  - **Good Size Lounge**
  - **Three Bedrooms & Family Bathroom/WC**
  - **Low Maintenance Rear Garden**
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Discover this spacious three-bedroom mid-terrace home, ideally located in the popular residential area of Sarn, just minutes from local amenities, schools, and excellent transport links including J36 of the M4 and Sarn railway station. This well-presented property offers a bright and welcoming lounge, a kitchen/diner ideal for family meals and entertaining, and three generous double bedrooms, providing ample space for a growing family or those working from home. The family bathroom/WC is stylish and functional, completing the comfortable living accommodation. Outside, you'll find a good-sized, low-maintenance rear garden, perfect for relaxing or alfresco dining.

Heol Bryncethin is a sought-after location offering the best of both worlds – a peaceful community feel while being within easy reach of Bridgend town centre, local shops, leisure facilities, and beautiful countryside walks. This lovely home is ideal for first-time buyers, families, or investors alike. Viewing is highly recommended to appreciate the space and location on offer. Contact our office today to arrange your viewing and make this property your new home.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.  
For further information contact us:  
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We're Open:  
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