



Ffordd Yr Afon, offers in the region of £200,000

- No ongoing chain
- Utility side extension with additional garden access
- Garage and driveway providing off-road parking
- Convenient for Llangewydd Primary School and Bryntirion Comprehensive
- EPC Rating: C
- Council Tax Band: C



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About the property

Situated in the sought-after residential location of Ffordd Yr Afon, Cefn Glas, this well-presented three-bedroom semi-detached property is offered to the market with no ongoing chain. Occupying an enviable corner plot position within a quiet cul-de-sac, just off Barnes Avenue, the property enjoys a convenient setting close to local amenities, Barnes Playing Fields and Park, and is ideally located for both Llangewydd Primary School and Bryntirion Comprehensive School.

The spacious accommodation briefly comprises a utility room/entrance hall, providing additional storage and convenient rear access to the garden. This leads through to the main hallway, with access to a generous lounge area which continues round to the dining room and a separate fitted kitchen. To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a tiered rear garden with gated rear access leading to the garage and driveway, providing off-road parking. The corner plot position offers additional outdoor space and enhances the property's overall appeal.





Accommodation

Utility/Entrance Hall

20' 4" x 6' 7" (6.20m x 2.01m)

Hall

Lounge

15' 9" max x 10' 2" max (4.80m max x 3.10m max)

Dining Room

8' 6" x 7' 10" (2.59m x 2.39m)

Kitchen

9' 10" x 8' 2" (3.00m x 2.49m)

First Floor

Landing

Bedroom One

11' 10" x 7' 10" plus door recess (3.61m x 2.39m plus door recess)

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

Bathroom

5' 7" x 5' 3" (1.70m x 1.60m)

Garage

15' 9" x 7' 10" (4.80m x 2.39m)

Agent Note

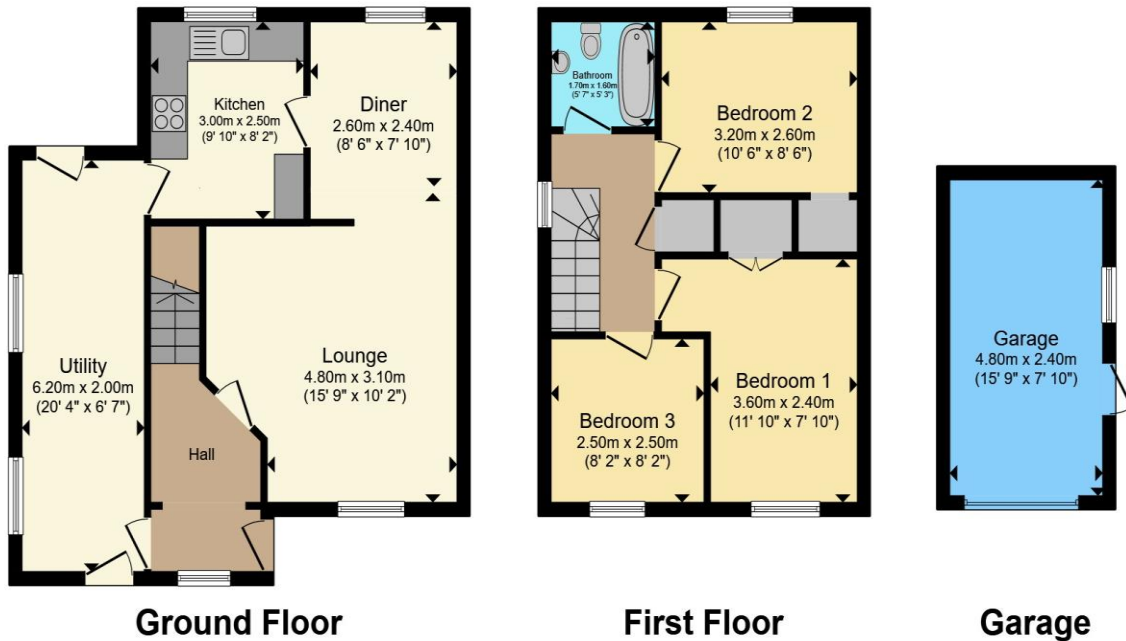
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01656 657201

bridgend@peteralan.co.uk



Floorplan



Total floor area 100.0 m² (1,076 sq.ft.) approx

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