



## Bronvair Brynheulog, £290,000

- Semi-detached dormer bungalow
- Two spacious bedroom with additional loft space
- Off Road Parking and Garage
- Council Tax Band C
- Easy Access to the M4
- EPC Rating: D



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## About the property

A well-presented and versatile three-bedroom bungalow set on a generous plot with spacious gardens, rear garage, driveway, and flexible living accommodation throughout.





## Accommodation

### Entrance Porch

### Dining Room

18' 5" x 10' 11" ( 5.61m x 3.33m )

### Kitchen

15' x 5' 10" ( 4.57m x 1.78m )

### Side Porch

### Rear Hall

### Utility Room

### Lounge

14' 7" x 10' ( 4.45m x 3.05m )

### Conservatory

11' 2" x 10' 3" ( 3.40m x 3.12m )

### Bedroom One

11' x 9' ( 3.35m x 2.74m )

### Bedroom Two

10' x 7' 11" ( 3.05m x 2.41m )

### Bathroom/Shower Room

### First Floor

### Loft Room

21' 3" x 16' 9" ( 6.48m x 5.11m )

### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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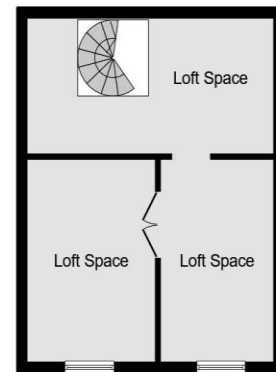
bridgend@peteralan.co.uk



## Floorplan



**Ground Floor**



**First Floor**

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