

# Bronvair Brynheulog, offers over £290,000

- Semi-Detached Dormer Bungalow
- Two Spacious Bedrooms with additional loft space
- Off Road Parking & Garage
- Council Tax Band C
- Easy Access To M4
- EPC Rating: D









# 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 Space** 

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



### **Floorplan**



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