

## 78 Maes Brynach, Brynmenyn

£240,000 Freehold

THREE BEDROOM SEMI WITH INTEGRAL GARAGE • LOUNGE • KITCHEN/DINER WITH DOORS OUT TO THE GARDEN • THREE BEDROOMS AND PRIMARY BENEFITTING A DRESSING AREA AND EN SUITE • BATHROOM AND DOWNSTAIRS WC • DRIVE AND ENCLOSED GARDEN • SOLD WITH NO ONGOING CHAIN

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ESTATE AGENTS



Prime family home in Brynmenyn, featuring 3 beds, garage, modern kitchen/diner, garden for al fresco dining, driveway, and no chain. Ideal for comfort and convenience in Maes Brynach. View now!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- LOUNGE
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- BATHROOM AND DOWNSSTAIRS WC
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### Entrance

Enter via UPVC door into the hallway, plain walls, plain ceiling, carpet flooring and radiator.

### Kitchen/Diner

UPVC double glazed window and doors to rear aspect over looking the garden, Range of wall and base units with complimentary worktop, stainless steel sink and mixer tap, hob, oven with extractor over, space for a washing machine, integrated dishwasher, integrated fridge/freezer, plain walls, plain ceiling, vinyl flooring and radiator..

### Lounge

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

### Inner Hall

Access to the staircase and ground floor rooms, plain walls, plain ceiling, carpet flooring and radiator.

### WC

Two piece suite comprising low level wc, pedestal wash hand basin with plain walls, plain ceiling, vinyl flooring and radiator.



**Landing**

Access to first floor rooms, attic hatch, plain walls, plain ceiling, carpet flooring and radiator.

**Bedroom One**

Bedroom with is a lovely room with a dressing area and access to the en suite with a UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

**Bedroom Two**

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

**Bedroom Three**

UPVC double glazed window to rear aspect, mirrored fitted storage, plain walls, plain ceiling, carpet flooring and radiator.

**Bathroom**

Three piece suite with a panel bath and tile splashback, low level wc, pedestal wash hand basin, UPVC double glazed window to rear aspect, plain walls, plain ceiling, vinyl flooring and radiator.

**Ensuite**

Three piece suite with fully tiled shower enclosure, low level wc, pedestal wash hand basin, UPVC double glazed window to side aspect, plain walls, plain ceiling, vinyl flooring and radiator.

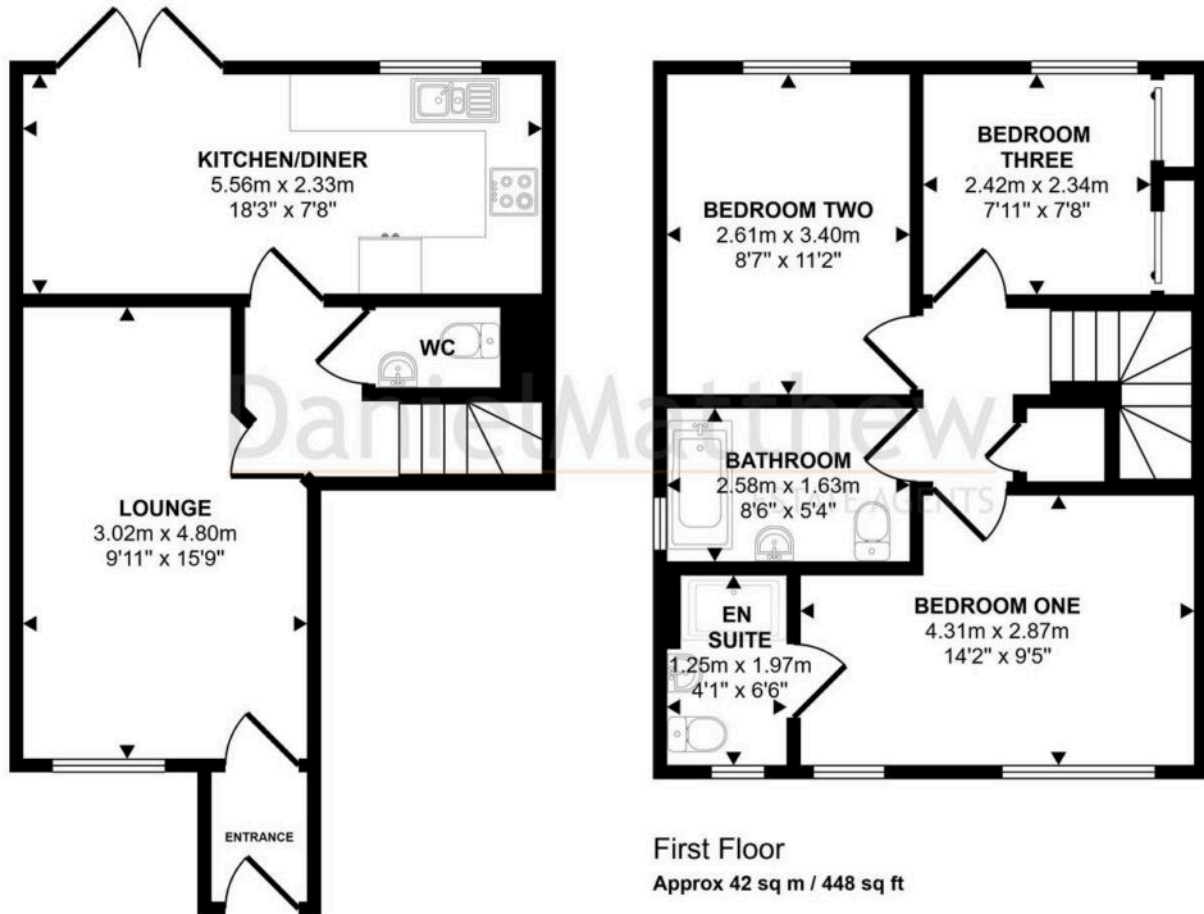
**Garden**

Enclosed spacious garden with fence boundary, laid to lawn and side path leading to the front drive.





Approx Gross Internal Area  
76 sq m / 818 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.