



## Brynogwy Tydraw Villas, £270,000

- Spacious Family Home
- Close Distance To M4 J36, Bridgend Train Station & Bus Routes
- 2 Log Burners
- Secure Shed With Electric
- Original Welsh Slate Fire Surround
- EPC Rating: D



 3  2  3



## About the property

Located in the highly sought-after village of Brynmenyn, this well-presented and spacious extended traditional bay-fronted stone semi-detached property offers charming accommodation arranged over three floors. All viewings to be arranged through Peter Alan on [bridgend@peteralan.co.uk](mailto:bridgend@peteralan.co.uk) or 01656 657201.





## Accommodation

### Kitchen

16' 9" x 13' 1" ( 5.11m x 3.99m )

### Lounge

16' 5" x 10' 6" ( 5.00m x 3.20m )

### Reception Room

12' 10" x 11' 6" ( 3.91m x 3.51m )

### 2nd Recp Room/4th Bedroom

11' 6" x 10' 10" ( 3.51m x 3.30m )

### Bedroom 1

15' 9" x 12' 10" ( 4.80m x 3.91m )

### Bedroom 2

16' 5" x 11' 6" ( 5.00m x 3.51m )

### Bedroom 3

11' 6" x 10' 10" ( 3.51m x 3.30m )

### Shower Room

9' 6" x 5' 7" ( 2.90m x 1.70m )

## Floorplan



Total floor area 148.2 m<sup>2</sup> (1,595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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