



Clos Tyn Y Coed, offers over £260,000

- Open-plan L-shaped lounge/kitchen/diner
- No ongoing chain
- Popular Clos Tyncoed development
- En-suite shower room to Master bedroom
- Convenient access to Junction 36 of the M4
- EPC Rating: C
- Council Tax Band: D



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About the property

Situated on the highly sought-after Clos Tyncoed development in Sarn, Bridgend, this beautifully presented three-bedroom detached family home is offered for sale with no ongoing chain and occupies a generous corner plot.

The property offers well-proportioned accommodation throughout, comprising an entrance hall, convenient downstairs cloakroom/WC and a versatile additional reception room ideal as a family room, playroom or home office. The heart of the home is the spacious open-plan L-shaped lounge, kitchen and dining area, providing an excellent space for modern family living and entertaining. The contemporary fitted kitchen is complemented by ample dining and living space, creating a bright and welcoming atmosphere.

To the first floor are three good-sized bedrooms, including a generous principal bedroom with en-suite shower room, together with a stylish and modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, while the larger-than-average corner plot offers a spacious enclosed rear garden, perfect for families and outdoor entertaining.





Accommodation

Entrance Hall

Reception Room

16' 6" x 9' 3" (5.03m x 2.82m)

Open Plan Lounge/Kitchen/Diner

21' 11" max x 9' 10" max (6.68m max x 3.00m max)

W.C.

First Floor

Bedroom One

17' 5" x 8' 10" (5.31m x 2.69m)

En-Suite

6' 7" x 4' 3" (2.01m x 1.30m)

Bedroom Two

13' 9" max x 10' max (4.19m max x 3.05m max)

Bedroom Three

11' 11" max x 6' 3" max (3.63m max x 1.91m max)

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

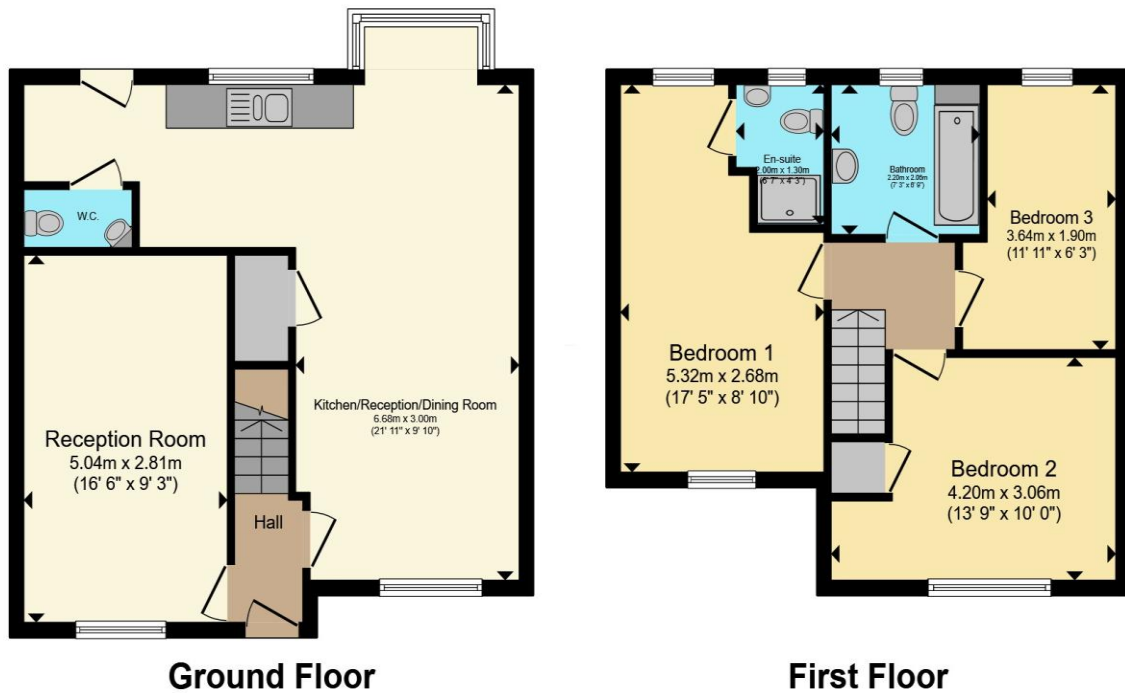
Agent Note

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Floorplan



Total floor area 98.5 m² (1,060 sq.ft.) approx

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