



## 11 Trem-Y-Dyfryn, Bridgend

£269,950 Freehold

Three Bedroom Detached Off Private Drive • Modern Fitted Kitchen • Spacious Lounge • Second Reception Room / Dining Room • Ensite To Master Bedroom • Family Bathroom • Private Rear Garden, Lane Behind The Property Which Leads You Straight To Bridgend Town Centre • Walking Distance To Shops, Amenities & Broadlands School & Busy Bees Nursery. • Easy Access to A48 & M4

**DanielMatthew**  
ESTATE AGENTS



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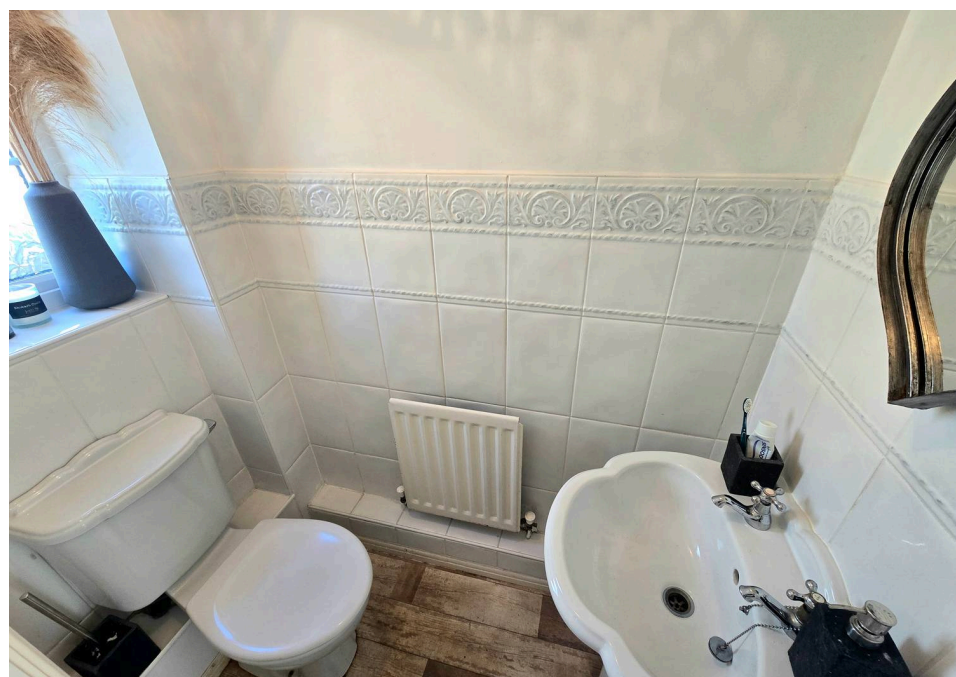
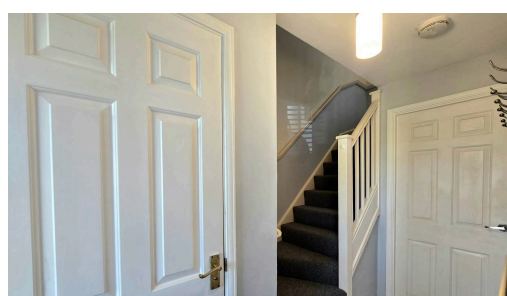
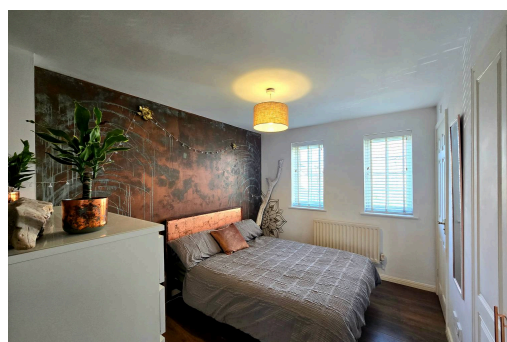
Impressive 3-bed detached home on private drive with modern kitchen, en-suite, garden, parking, and great transport links. Close to schools, shops, and countryside walks. Ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### **Entrance Hallway**

Enter via Composite door leading into welcoming Hallway, plastered ceiling, plastered walls, laminate flooring, radiator, staircase with newly fitted carpet leading to first floor, doors leading into;-

### **Cloakroom/WC**

5' 4" x 2' 11" (1.62m x 0.88m)

UPVC double glazed obscured window to front aspect, plastered ceiling, partially plastered and tiled walls, laminate flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.

### **Kitchen**

10' 6" x 7' 5" (3.20m x 2.27m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, laminate flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, plumbing for washing machine, space for fridge/freezer.

### **Lounge**

17' 4" x 13' 9" (5.28m x 4.19m)

UPVC double glazed sliding doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with one featured papered wall, newly fitted laminate flooring, storage cupboard under the stairs, radiator, door leading into second reception room.



### **Dining / Sitting Room**

15' 8" x 7' 9" (4.77m x 2.35m)

An ideal versatile reception room comprising UPVC double glazed window to front and rear aspect, plastered ceiling, plastered walls, laminate flooring, radiator, This room can be used as a Dining room, home office, playroom or an extra sitting room.

### **Landing**

Plastered ceiling, loft access, plastered walls, newly fitted carpet, doors leading into all first floor rooms.

### **Master Bedroom**

11' 8" x 10' 8" (3.56m x 3.24m)

Two UPVC double glazed windows to front aspect, plastered ceiling, plastered walls with one featured papered wall, laminate flooring, built in fitted wardrobes, radiator, door leading into en-suite.

### **Ensuite**

5' 4" x 4' 10" (1.62m x 1.48m)

UPVC double glazed obscured window to front aspect, plastered ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator.

### **Bedroom Two**

10' 8" x 8' 1" (3.24m x 2.46m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in storage cupboard.



**Bedroom Three**

8' 10" x 5' 6" (2.69m x 1.68m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with one feature papered wall, fitted carpet, radiator.

**Bathroom**

7' 3" x 5' 7" (2.21m x 1.70m)

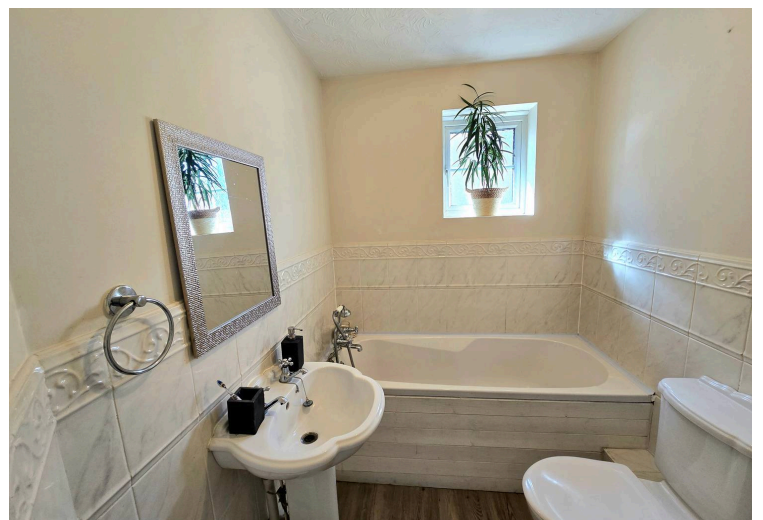
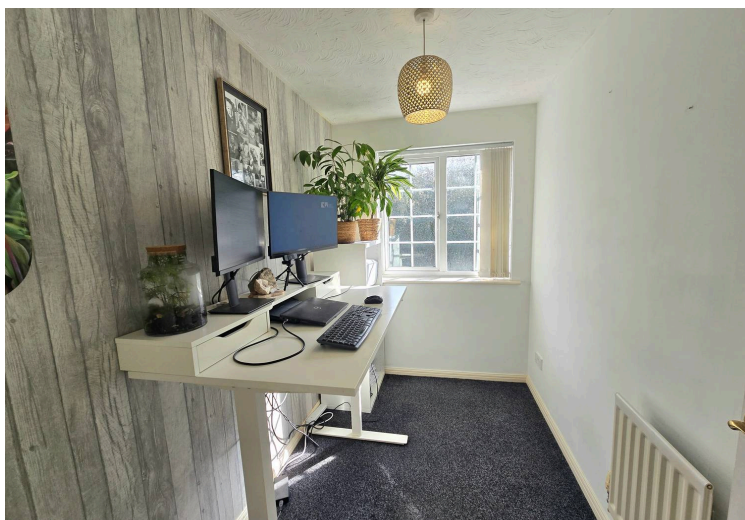
UPVC double glazed obscured window to side aspect, plastered ceiling, partially plastered and tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.

**Garden**

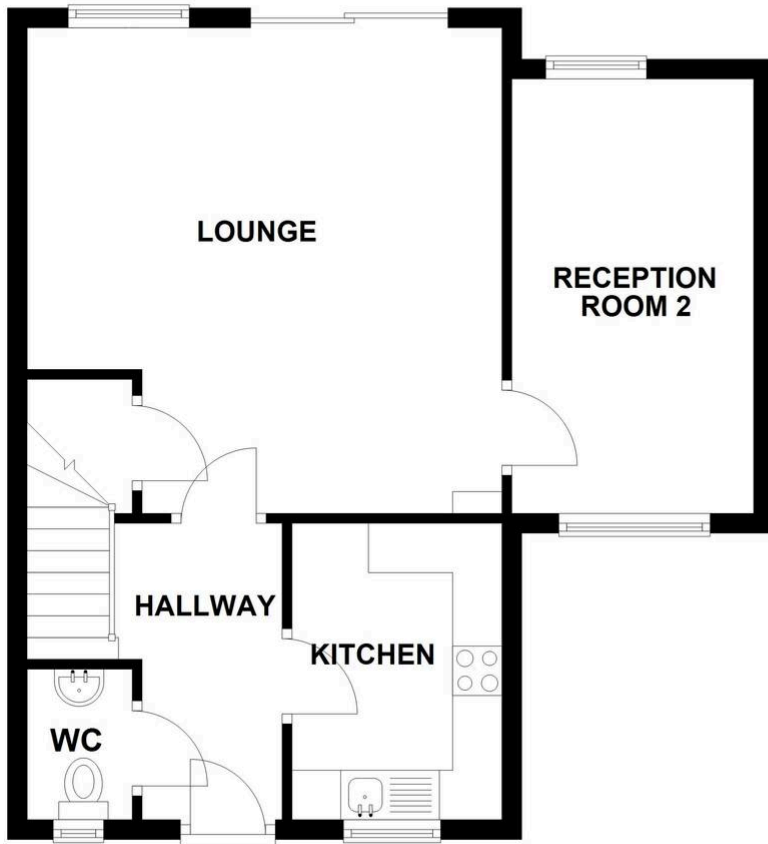
38' 10" x 27' 7" (11.83m x 8.41m)

Front - Allocated Parking for two vehicles, side gate access to rear garden. Rear - Fenced boundaries, decked area with a patio area ideal for outdoor furniture and enjoying the sunshine, laid to lawn.

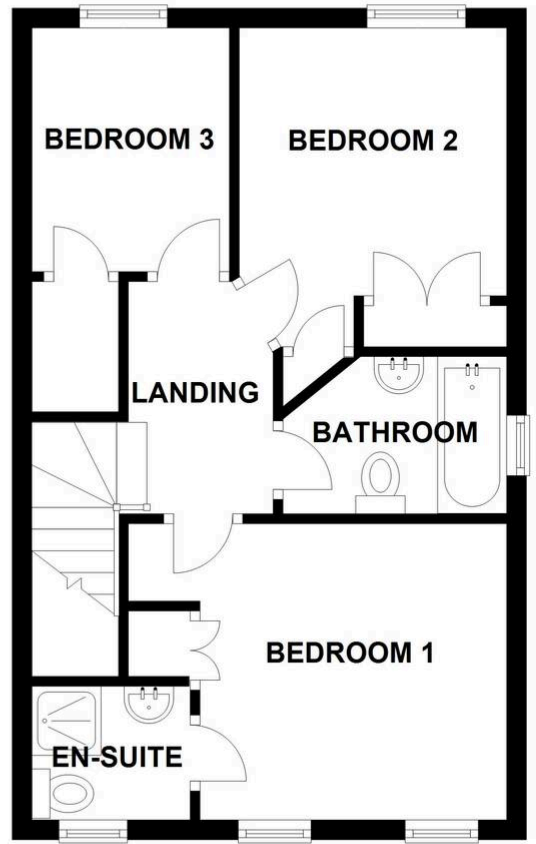




## GROUND FLOOR



## FIRST FLOOR



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