



Maes Brynach, offers in excess of £250,000

- Extended detached 3 bedroom Family home with no ongoing chain.
- Close to Bryngarw Country Park
- Conveniently located within easy access to the M4
- Council Tax D
- Integral garage and master with ensuite.
- EPC Rating: C



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About the property

Welcome to this immaculate three-bedroom detached property, perfectly situated in a highly sought-after development in Brynmenyn. Nestled within walking distance to the picturesque Bryngarw Country Park, local shops, schools, and a host of amenities, this beautifully presented home offers the ideal blend of convenience and tranquility. Additionally, it boasts easy access to Bridgend Town Centre and junction 36 of the M4 motorway, ensuring excellent connectivity.

Step inside into the separate entrance porch which leading to a spacious lounge area and through to the modern, well-equipped kitchen. The property has been thoughtfully extended to include an additional lounge at the rear, providing ample space for relaxation and entertaining. The main living area features large windows that flood the space with natural light, enhancing the sense of openness and warmth.

Upstairs, the master bedroom benefits from a luxurious en suite bathroom, offering a private retreat. Two further generously sized bedrooms and a contemporary family bathroom complete the upper floor, ensuring comfortable living for the entire family. The property further benefits from No ongoing chain.

Outside, the property features an integral garage and a well-maintained garden, perfect for outdoor activities and summer gatherings.

Viewing is highly recommended to appreciate what this

Accommodation

Entrance Porch

Lounge - 10' 2" max x 16' 2" max (3.10m max x 4.93m max)

Kitchen - 18' 9" x 7' 7" (5.71m x 2.31m)

Living Room - 19' 7" x 11' 2" (5.97m x 3.40m)

Rear Hallway

Cloakroom



First Floor

Landing

Bedroom One - 14' 3" x 9' 6" (4.34m x 2.90m)

Master En-Suite

Bedroom Two - 8' 6" x 11' 4" (2.59m x 3.45m)

Bedroom Three - 9' 9" x 7' 9" (2.97m x 2.36m)

Bathroom

Integral Garage

Agent Note: The seller has reflected in the current asking price that neither Planning Permission or Building Regulation Certification can be provided for the rear extension to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.'

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Floorplan



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.focalagent.com

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