



Bryn Gors, offers over £235,000

- Three-bedroom semi-detached property
- Situated on a generous corner plot
- Excellent access to M4 motorway and McArthurGlen Outlet
- Council Tax Band C
- Close to local amenities, railway station, and Bryngarw Country Park
- EPC Rating: D



 3  1  1



About the property

Situated on a generous corner plot in the sought-after area of Bryn Gors, Brynmenyn, Bridgend, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, ideally positioned within close proximity to Bryngarw Country Park, local shops, amenities, and the nearby railway station.

The property also benefits from excellent access to the M4 motorway and McArthurGlen Designer Outlet, making it ideal for commuters and families alike.

The accommodation briefly comprises a welcoming and spacious entrance hall, leading to two reception rooms, one of which is currently utilised as an additional bedroom, providing flexibility to suit a range of living arrangements. To the rear, there is a bright and modern L-shaped kitchen area with a useful utility section, which extends into a side extension, offering further practical and living space.

To the first floor are three good-sized bedrooms along with a modern family bathroom.

Externally, the property occupies a large corner plot with well-maintained front and rear gardens, providing excellent outdoor space, with the rear garden being south facing. A driveway to the side offers tandem parking for up to 4 vehicles.





Accommodation

Entrance Hall

Reception Room Front - 12' 10" x 9' 10" (3.91m x 3.00m)

Reception Room Rear - 12' 10" x 12' 6" (3.91m x 3.81m)

Kitchen - 12' 4" x 8' 6" (3.76m x 2.59m)

Utility Area

First Floor

Landing

Bedroom One - 12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom Two - 11' 2" x 9' 2" plus door recess (3.40m x 2.79m plus door recess)

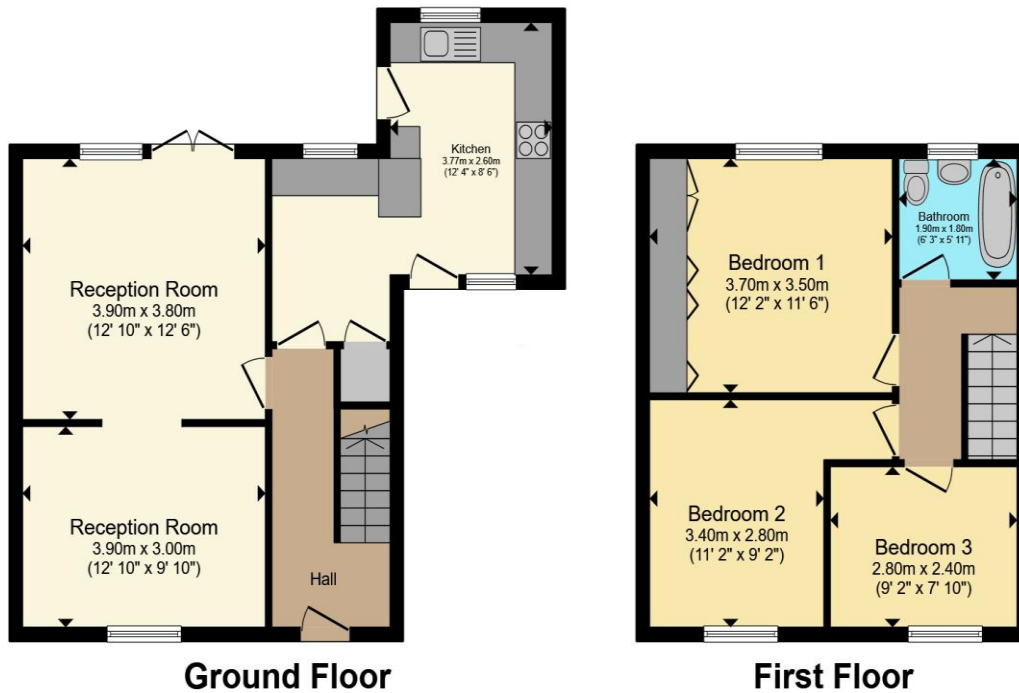
Bedroom Three - 9' 2" x 7' 10" (2.79m x 2.39m)

Bathroom

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Floorplan



Total floor area 92.4 m² (995 sq.ft.) approx

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