



## Blaen Y Fro

£290,000

- Convenient Driveway and Garage
- Excellent Public Transport Link
- Three Spacious Bedrooms
- Modern Standard Throughout
- EPC Rating: E



3 1 1



## About the property

We are delighted to bring to market this modern, detached bungalow for sale, located within a vibrant urban area that benefits from excellent public transport links, reputable nearby schools, and a range of local amenities. Perfectly blending comfort and practicality, this appealing family home offers generous living space across two well-proportioned reception rooms, ideal for both relaxing and entertaining.

The Flexible accommodation comprises of kitchen/diner, three bedrooms, a separate living area & a family bathroom. providing ample accommodation suitable for families or professionals alike.

Externally, the bungalow has a beautiful garden—an ideal space for outdoor enjoyment, gardening, or alfresco dining. Further benefits include convenient parking and a single garage, ensuring secure storage for vehicles and additional belongings.

With its modern décor throughout, this property offers a turn key experience. Viewing is highly recommended on this property, please call the Bridgend branch on 01656 657201.





## Accommodation

### Kitchen

19' 9" x 9' 4" ( 6.02m x 2.84m )

### Living Room

16' 5" x 10' 10" ( 5.00m x 3.30m )

### Reception Room/Bedroom 3

10' 10" x 8' 8" ( 3.30m x 2.64m )

### Bedroom 1

13' 9" x 8' 8" ( 4.19m x 2.64m )

### Bedroom 2

11' 2" x 10' 10" ( 3.40m x 3.30m )

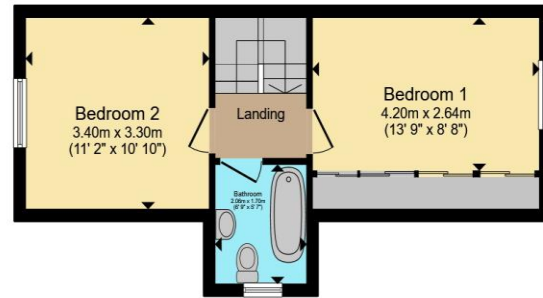
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (992 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)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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