



Llys Santes Fair, £310,000

- Double Fronted Detached Family Home
- Garage, Driveway with EV Charging Point
- Modern Llys Ystrad Development In Cefn Glas
- Master Bedroom with Ensuite
- Separate Utility and downstairs Cloakroom
- EPC Rating: B



 3  2  1



About the property

A well-presented and spacious three-bedroom detached family home, ideally located within the highly sought-after development of Llys Ystrad, Bridgend. This attractive double-fronted property offers generous and versatile accommodation, making it an excellent choice for growing families.

The home benefits from a detached garage and driveway with EV charging point providing ample off-road parking, while to the rear lies a generous and well-maintained garden, perfect for outdoor entertaining, family time, or relaxing.

The ground floor comprises a welcoming entrance hall providing access to all rooms, including a generous reception room spanning the full depth of the property, offering excellent natural light and ample space for both living and dining arrangements. The kitchen/diner is well-proportioned, ideal for everyday family use and entertaining, and is complemented by a separate utility room for added practicality, with a convenient ground floor W.C. located off the Utility Room.





Accommodation

Entrance Hall

Reception Room

18' 4" x 10' 2" (5.59m x 3.10m)

Kitchen/Diner

18' 4" x 9' 2" plus door recess (5.59m x 2.79m plus door recess)

Utility Room

W.C.

First Floor

Landing

Bedroom One

18' 4" max x 10' 2" max (5.59m max x 3.10m max)

Ensuite

Bedroom Two

10' 6" x 9' 2" (3.20m x 2.79m)

Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m)

Bathroom

Floorplan



Total floor area 93.9 m² (1,011 sq.ft.) approx

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