



Maes Brynach, offers over £190,000

- 2 bedroom semi-detached
- Offroad parking
- No ongoing chain
- Council Tax Band C
- Viewing highly recommended
- EPC Rating: B



 2  1  1



About the property

A beautifully presented two-bedroom semi-detached home, offered for sale with no ongoing chain, located in the sought-after modern development of Maes Brynach. This attractive property enjoys a peaceful cul-de-sac position and benefits from off-road parking, making it an ideal first-time purchase, downsize opportunity, or investment.

Internally, the home is well maintained throughout, offering a bright and welcoming living space. The accommodation comprises an inviting lounge, a modern fitted kitchen/dining area and a convenient downstairs cloakroom, two well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the property features a private rear garden—perfect for relaxing or entertaining—along with dedicated driveway parking to the front.

Maes Brynach is enviably positioned just a short distance from the M4 motorway links at Junction 36, providing excellent commuter access. The property is also conveniently located close to the McArthurGlen



Accommodation

Entrance Hall

W.C.

Reception Room

15' 1" max x 9' 2" max (4.60m max x 2.79m max)

Kitchen/Diner

11' 10" x 7' 10" (3.61m x 2.39m)

First Floor

Landing

Bedroom One

12' 6" max x 8' 2" max (3.81m max x 2.49m max)

Bedroom Two

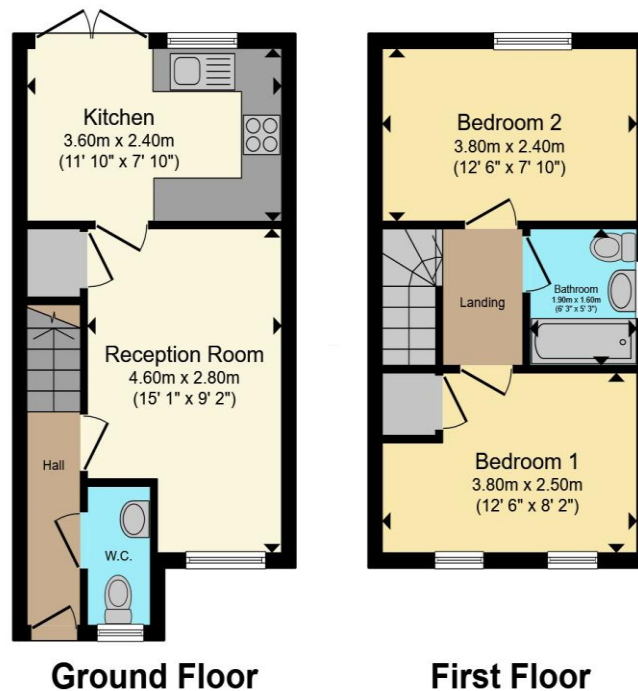
12' 6" x 7' 10" (3.81m x 2.39m)

Bathroom

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Floorplan



Total floor area 55.1 m² (593 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



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