



Llangewydd Road, £240,000

- Three-bedroom semi-detached property
- Gated driveway with tandem off-road parking
- Generous plot with front and rear gardens
- Council Tax Band C
- Close to local schools, shops and amenities
- EPC Rating: Awaiting



 3  1  2



About the property

Situated on Llangewydd Road, Cefn Glas, this spacious three-bedroom semi-detached property offers excellent family accommodation within a popular and well-established residential area. Ideally positioned close to St Mary's Primary School, along with a range of local shops, schools and everyday amenities, this home is perfectly suited for family living.

Occupying a generous plot, the property benefits from well-maintained front and rear gardens and a gated driveway providing tandem off-road parking for several vehicles.

The accommodation is well-proportioned throughout, beginning with a welcoming entrance hall and a convenient downstairs cloakroom. To the ground floor there is a bright and airy dual-aspect open-plan lounge/diner, offering ample space for both relaxing and entertaining, which leads through to a separate conservatory at the rear overlooking the garden. The property is further enhanced by a well-equipped fitted kitchen with the added advantage of an adjoining utility room.

To the first floor, there are three good-sized bedrooms with built in storage along with a family bathroom. Externally, the generous outdoor space provides excellent potential for families and those who enjoy outdoor living.

Conveniently located for easy access to Bridgend Town Centre and offering excellent commuter links via the M4 at both Bridgend and Pyle, this property presents an ideal opportunity to acquire a spacious family home in a desirable location.





Accommodation

Entrance Hall

W.C.

Lounge - 10' 6" x 6' 7" (3.20m x 2.01m)

Reception Room - 14' 5" x 10' 6" (4.39m x 3.20m)

Conservatory - 9' 6" x 8' 2" (2.90m x 2.49m)

Kitchen - 10' 6" x 9' 6" (3.20m x 2.90m)

Utility Room - 10' 10" x 8' 10" (3.30m x 2.69m)

First Floor

Landing

Bedroom One - 13' 1" x 10' 6" (3.99m x 3.20m)

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

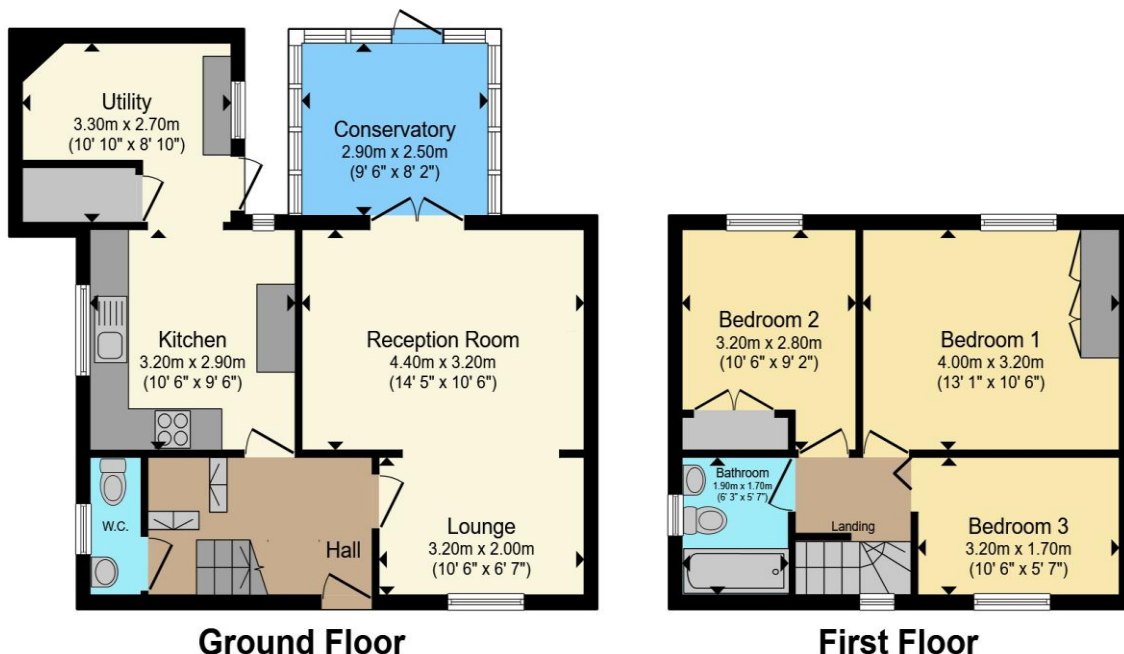
Bedroom Three - 10' 6" x 5' 7" (3.20m x 1.70m)

Bathroom

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Floorplan



Total floor area 93.4 m² (1,006 sq.ft.) approx

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