



## Llys Y Brwyn offers in the region of £195,000

- 2 Bedroom Semi-detached
- Downstairs WC
- Allocated parking for 2 cars
- Council Tax Band C
- Viewing highly recommended
- EPC Rating: C



 2
  1
  1



## About the property

A well-presented two-bedroom semi-detached home, set in the sought-after cul-de-sac of Lllys y Brwyn, Coity, offering a great balance of comfort and convenience.

The property is approached via a front courtyard garden with a neatly maintained lawn.

Inside, an entrance hallway with a useful storage cupboard ideal for coats and shoes, the hall leads to a downstairs WC and a recently fitted modern kitchen, finished with contemporary units and designed for everyday practicality. To the rear, the spacious light and airy lounge/diner forms the heart of the home, with French doors opening onto the garden and creating an ideal space for both relaxing and entertaining.

The rear garden is private and low maintenance, featuring a patio area perfect for outdoor dining, along with rear gated access to allocated parking for up to two vehicles.

Upstairs, there are two good-sized bedrooms with built in storage to the Master Bedroom, and a modern family bathroom, all presented to a good standard.

Positioned away from the main road and main development with access from Heol Spencer, the property enjoys a quiet setting while remaining close to local amenities, including the M4, Princess of Wales Hospital, schools, and Bridgend town centre, making it an excellent choice for first-time buyers or those looking for a move-in-ready home.





## Accommodation

### Entrance Hall

### Kitchen

8' 10" x 5' 11" ( 2.69m x 1.80m )

### W.C.

### Lounge/Diner

13' 1" max x 13' 1" max ( 3.99m max x 3.99m max )

### First Floor

### Landing

### Bedroom One

11' 6" max x 10' 10" max plus wardrobe recess ( 3.51m max x 3.30m max plus wardrobe recess )

### Bedroom Two

10' 10" x 6' 3" ( 3.30m x 1.91m )

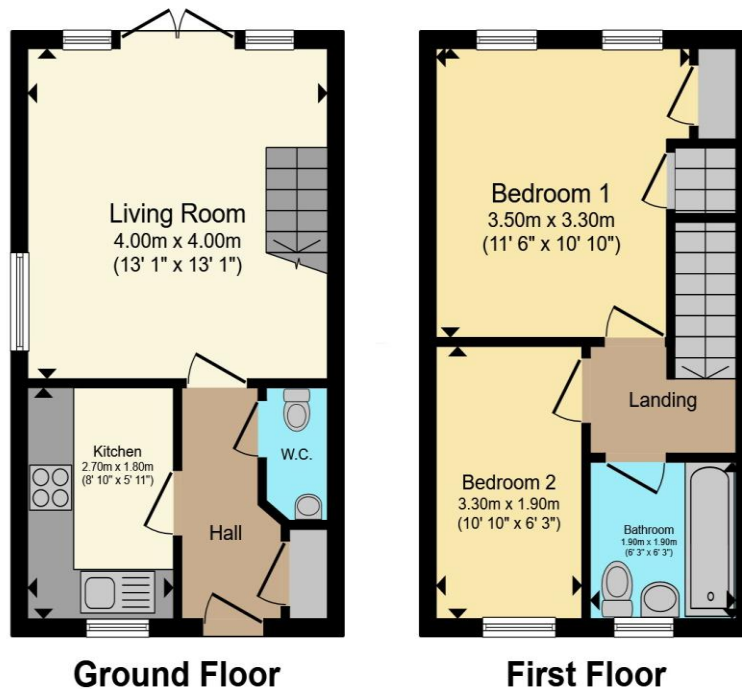
### Bathroom

6' 3" x 6' 3" ( 1.91m x 1.91m )

01656 657201

bridgend@peteralan.co.uk

## Floorplan



Total floor area 53.8 m<sup>2</sup> (580 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let