



## Briarwood Close, offers in the region of £360,000

- \*Freehold On Completion\*
- No On Going Chain
- Lovingly Maintained
- Cul-De-Sac Setting
- EPC Rating: D



 4  2  2



**peter alan**

## About the property

**\*Freehold On Completion\*** Situated in the sought-after area of Bryncoch, this well-presented four-bedroom dormer bungalow with no-ongoing chain offers spacious and versatile accommodation, making it an ideal home for families and those seeking flexible living space. With excellent links to local amenities including well renowned schools, such as Blaenhondda, Maes y Coed Special School and Dwr Y Felin Comprehensive, nearby stores, restaurants and public transport routes via bus or mainline train station within the town centre.

The home is approached via a front lawned garden with a large driveway and garage. The ground floor comprises a welcoming entrance hallway, a generous open-plan living/dining room, a modern fitted kitchen with ample storage, a convenient cloakroom/W.C., and two well-proportioned bedrooms.

To the first floor, the property benefits from two further spacious bedrooms and a family bathroom.

Externally, the home offers side access, with sizeable enclosed rear garden, both lawn and patio space, further benefiting an awning and shed.

Viewing is highly recommended to fully appreciate the space and potential on offer.





## Accommodation

**Entrance Hallway**

**Lounge / Dining Areas**

**Kitchen**

**Bedroom Three**

**Bedroom Four**

**Ground Floor W.C.**

**Landing**

**Bedroom One**

**Bedroom Two**

**Shower Room**

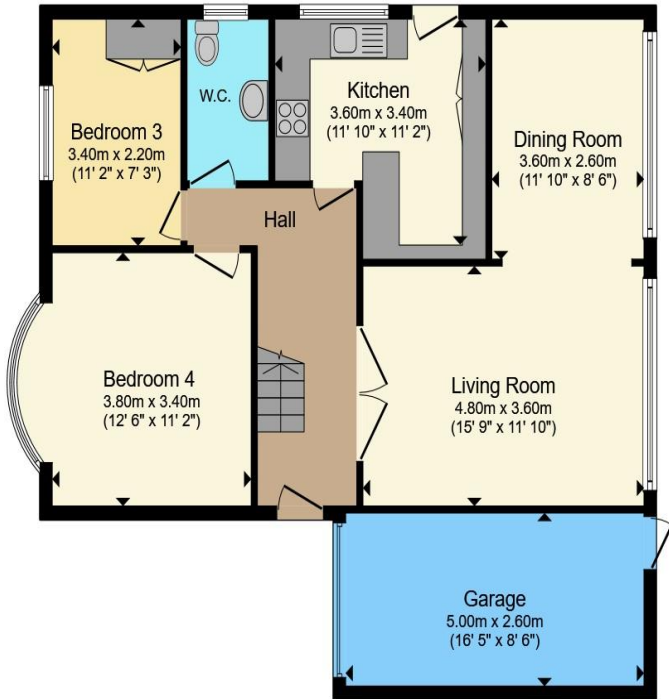
**Front & Rear Gardens**

**Driveway & Garage**

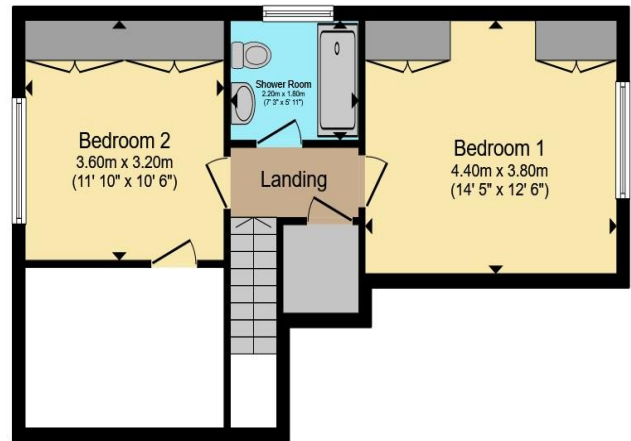
**Agents Note**

Our Seller has confirmed that the purchase of the freehold has been arranged to coincide with the completion of the sale.

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 129.5 m<sup>2</sup> (1,394 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.