



Maes Y Rhedyn, £215,000

- Well-presented three-bedroom semi-detached property
- Popular Morgan's Meadow development, Cefn Glas
- Tandem driveway parking for up to two vehicles
- Ideal first-time buy or family home
- Close to local schools and amenities
- EPC Rating: B
- Council Tax Band: C



 3  1  1



About the property

Situated within the highly desirable Morgan's Meadow Barratt development in Cefn Glas, this well-presented and spacious three-bedroom semi-detached property offers modern, family-friendly accommodation in a popular residential location.

The ground floor comprises a bright and contemporary fitted kitchen positioned to the front of the property, a convenient downstairs cloakroom, and a generously sized open-plan lounge/dining room to the rear, with French doors opening onto the garden, this versatile living space is perfect for both everyday family life and entertaining guests.

To the first floor are three bedrooms, including two well-proportioned double bedrooms and a versatile single bedroom, ideal as a guest room, nursery, home office or dressing room. A modern and well-appointed family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road tandem parking for up to two vehicles to the side of the property. The private, enclosed rear garden provides an excellent outdoor space for children to play, summer entertaining, or simply relaxing in a secure setting.

An ideal first-time purchase or family home, this attractive property is located within a sought-after modern development close to local schools, amenities and transport links. Early viewing is highly recommended.





Accommodation

Entrance Hall

Lounge - 13' 8" max x 15' 1" max (4.17m max x 4.60m max)

Kitchen - 6' 7" x 9' 7" (2.01m x 2.92m)

Cloakroom

First Floor

Landing

Bedroom One - 9' 4" max x 13' 8" max (2.84m max x 4.17m max)

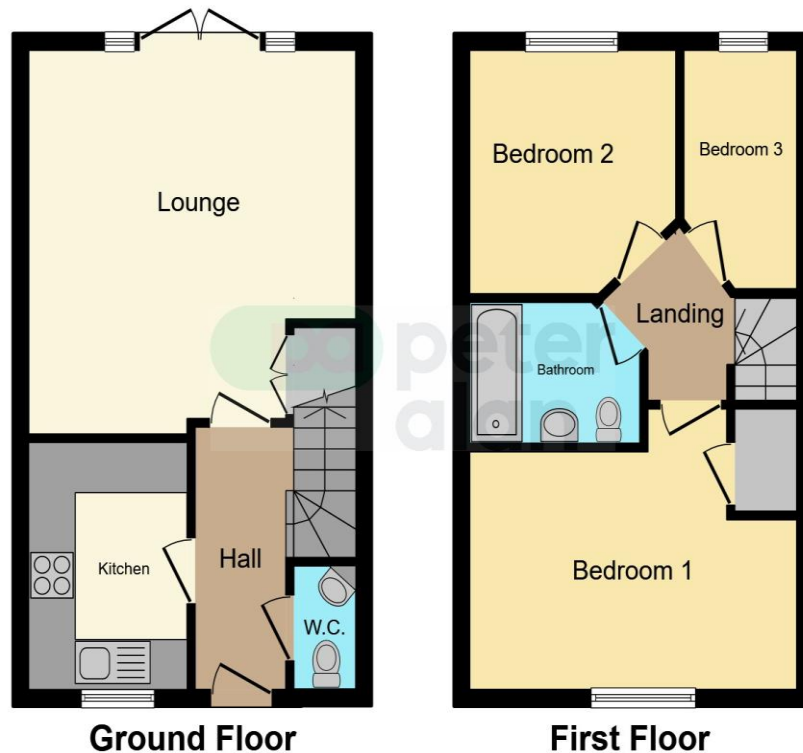
Bedroom Two - 10' x 9' 5" (3.05m x 2.87m)

Bathroom

01656 657201

bridgend@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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