

Suran Y Gog,

£415,000

- DRIVEWAY TO FRONT
- MODERNISED THROUGHOUT
- LANDSCAPED REAR GARDEN
- EPC Rating: D



4 1 2

peter alan

01446 733224
barry@peteralan.co.uk



About the property

Ideally positioned within the highly desirable Pencoedtre Village, this family home features flexible living space, a south-facing rear garden, and superb access to schools, everyday amenities, and the M4 transport corridor.

Accommodation

Entrance Hall

Sitting Room

16' 2" x 11' 1" (4.93m x 3.38m)

Snug/Study/Playroom

11' 3" x 8' 8" (3.43m x 2.64m)

Dining Room

10' 11" x 7' 7" (3.33m x 2.31m)

Kitchen

ntern









11' 2" x 8' 9" (3.40m x 2.67m)

W.C

Utility Area

Landing

Bedroom 1

13' 2" x 11' 2" (4.01m x 3.40m)

En Suite

Bedroom 2

12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom 3

9' x 7' 8" (2.74m x 2.34m)

Bedroom 4

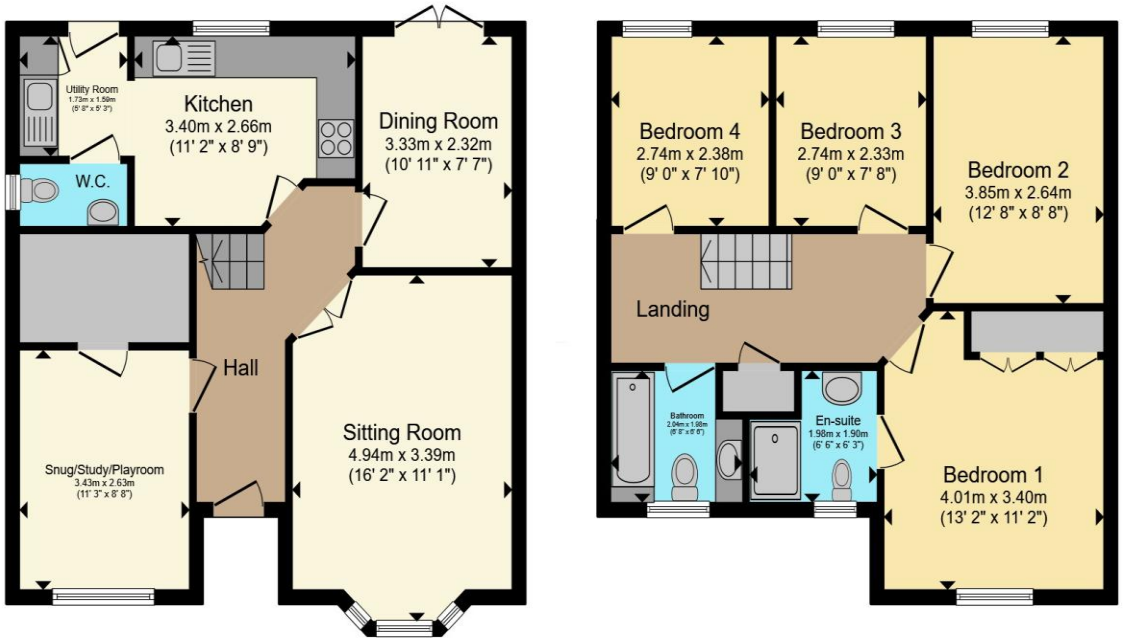
9' x 7' 8" (2.74m x 2.34m)

Bathroom

Outside

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Floorplan



Ground Floor **First Floor**

Total floor area 105.3 m² (1,134 sq.ft.) approx

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