



Trem-Y-Dyffryn, offers in excess of £260,000

- Detached 3 bedrooms family home
- Garage conversion creating an additional reception room
- Ensuite to Master
- Council Tax Band D
- Sought after Broadlands development
- EPC Rating: C



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About the property

Located in the highly sought-after Broadlands area of Bridgend, this spacious three-bedroom detached home offers versatile living in a prime location. The property features a garage conversion, creating an additional reception room ideal for a home office, playroom, or snug. The master bedroom benefits from its own en-suite, adding a touch of convenience and privacy. Set back from the main road, the home enjoys a peaceful position and backs onto a playing field, providing a pleasant outlook. Externally, there is a private driveway offering off-road parking. The property is just a short distance from local shops, schools, and amenities, making it perfect for families and professionals alike.

Viewing is highly recommended to appreciate all that this home has to offer.





Accommodation

Entrance Hall

Cloakroom

Kitchen

10' 7" x 7' 5" (3.23m x 2.26m)

Lounge

16' 8" max x 14' max (5.08m max x 4.27m max)

Dining Room

15' 8" x 7' 9" (4.78m x 2.36m)

First Floor

Landing

Bedroom One

10' 11" max x 10' 10" (3.33m max x 3.30m)

Ensuite

Bedroom Two

10' 10" max x 8' 2" max (3.30m max x 2.49m max)

Bedroom Three

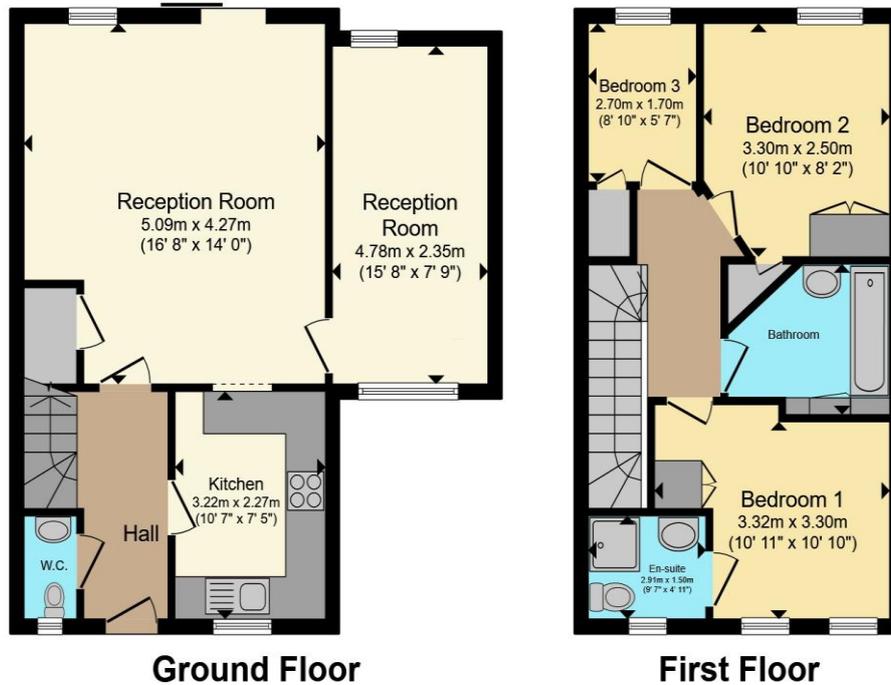
8' 10" x 5' 7" (2.69m x 1.70m)

Bathroom

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Floorplan



Total floor area 88.3 m² (950 sq.ft.) approx

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