



St. Illtyds Close, offers over £330,000

- extended 4 bedroom detached
- Garage and Driveway
- Quiet Cul-de-Sac location
- Council Tax Band C
- No Ongoing Chain
- EPC Rating: Awaited



 4  2  2



About the property

Situated in a quiet cul de sac within the sought after area of Brackla, Bridgend, this beautifully renovated and generously extended four bedroom semi-detached home occupies a substantial corner plot and is offered for sale with no ongoing chain. Thoughtfully modernised throughout, the property provides spacious, contemporary living ideally suited to a growing family.

The accommodation begins with a welcoming entrance porch which opens into a stunning open plan kitchen and reception space. Designed with modern family living in mind, this bright and airy room features contemporary finishes and French doors that lead directly out to the rear garden, creating a seamless indoor-outdoor flow. From the open plan area, you'll find a convenient separate utility room along with a downstairs cloakroom, offering excellent practicality. An additional reception room provides valuable flexibility, perfect for use as a formal lounge, playroom, office or snug.

Upstairs, the property continues to impress with four well proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. Each room offers comfort, light and generous space. Outside, the home boasts a larger than average garden thanks to its enviable corner position. A separate garage and driveway provide ample parking and further storage options. Perfectly positioned for convenience, the property is just a short drive from the M4 motorway suite.





Accommodation

Entrance Porch

Kitchen/Reception - 23' 7" max x 15' 3" max (7.19m max x 4.65m max)

Utility - 6' 1" x 3' 2" (1.85m x 0.97m)

W.C.

Reception Room - 15' 9" x 10' 2" (4.80m x 3.10m)

First Floor

Landing

Bedroom One - 15' 2" x 11' 10" (4.62m x 3.61m)

Ensuite

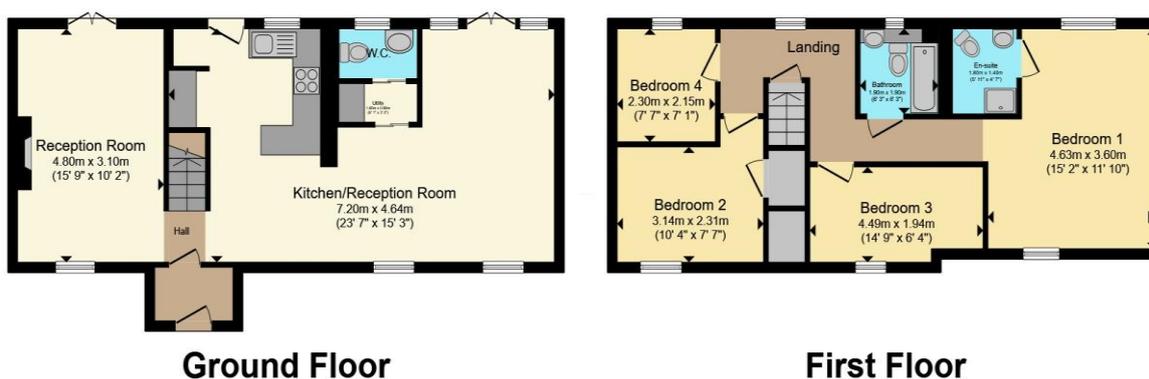
Bedroom Two - 10' 4" x 7' 7" (3.15m x 2.31m)

Bedroom Three - 14' 9" x 6' 4" max (4.50m x 1.93m max)

Bedroom Four - 7' 7" x 7' 1" (2.31m x 2.16m)

Bathroom

Floorplan



Total floor area 111.2 m² (1,197 sq.ft.) approx

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