



## Llys Castell Newydd, offers in the region of £350,000

- Master Bedroom With Ensuite
- Open Plan Kitchen/Dining Room
- Off Street Parking & Garage
- Council Tax Band E
- Modern Throughout
- EPC Rating: B



 4  3  2



## About the property

A well-presented and spacious four-bedroom detached family home, ideally located within the highly sought-after development of Llys Ystrad, Bridgend. All viewings to be arranged through Peter Alan on 01656 657201.





## Accommodation

### Lounge

13' 1" x 11' ( 3.99m x 3.35m )

### Second Reception Room

9' 9" x 9' 10" ( 2.97m x 3.00m )

### Kitchen/Dining Room

19' 8" x 9' 10" ( 5.99m x 3.00m )

### Utility Room

4' 11" x 7' 7" ( 1.50m x 2.31m )

### Bedroom One

10' 11" x 10' 1" ( 3.33m x 3.07m )

### Bedroom Two

9' 10" x 9' 5" ( 3.00m x 2.87m )

### Bedroom Three

11' 11" x 8' 9" ( 3.63m x 2.67m )

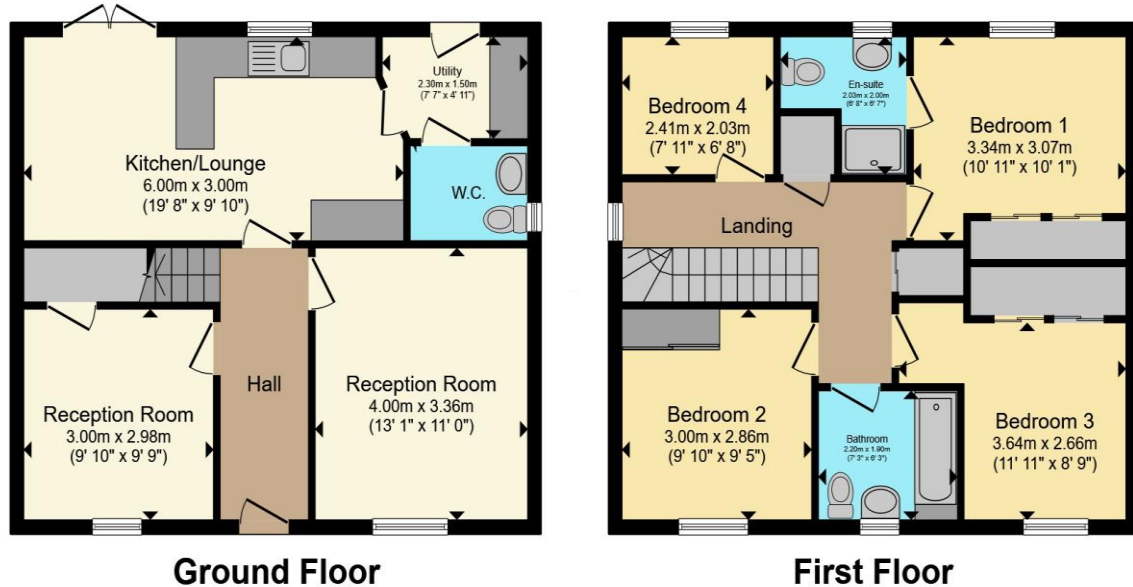
### Bedroom Four

7' 11" x 6' 8" ( 2.41m x 2.03m )

### Bathroom

7' 3" x 6' 3" ( 2.21m x 1.91m )

## Floorplan



Total floor area 113.0 m<sup>2</sup> (1,217 sq.ft.) approx

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