

Graham Avenue,

£340,000

- Sought after location
- Off street Parking
- Perfect family home
- Larger than average bedrooms
- Solar panels and battery included
- EPC Rating: Awaited



3 2 3

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About the property

Situated in the highly sought-after village of Pen-y-Fai, this three-bedroom detached family home offers generous living accommodation, larger-than-average bedrooms, and excellent potential for a new owner to put their own stamp on the property.

The accommodation briefly comprises an inviting entrance hall, spacious living areas, and a bright sun room featuring bi-fold doors that open onto the rear garden, creating the perfect space for entertaining and enjoying indoor-outdoor living. The property benefits from three well-proportioned double bedrooms, all offering ample space for modern family living, together with two family bathrooms providing added convenience for growing families.

Externally, the property boasts a driveway providing off-road parking, a garage for additional storage or vehicle parking, and an enclosed rear garden ideal for relaxing or entertaining.

Offering fantastic potential and situated within one of Bridgend's most desirable residential locations, this detached home presents an excellent opportunity for buyers seeking a spacious family property with scope to modernise and create their dream home.



Accommodation

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)
Reception Room

11' 1" x 10' 5" (3.38m x 3.17m)
Second Reception Room

10' 11" x 10' 5" (3.33m x 3.17m)
Conservatory

18' 1" x 8' 6" (5.51m x 2.59m)
Bedroom 1

22' 7" x 11' (6.88m x 3.35m)
Bedroom 2

22' 7" x 10' 5" (6.88m x 3.17m)
Bedroom 3

10' 10" x 8' 6" (3.30m x 2.59m)

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Floorplan



Total floor area 145.1 m² (1,562 sq.ft.) approx

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