

3 Bed Semi-Detached In Bryn Hyfryd , Bridgend, CF32 9UR

£250,000





SHORT DESCRIPTION

Property Ref: 15222 Spacious 3-Bedroom Home with Garage, Driveway & Garden - Chain-Free Sale Welcome to this well-presented three-bedroom property located in the sought-after residential area of Bryn Hyfryd, Bridgend. This charming home offers generous living space, modern conveniences, and the added benefit of being sold with no onward chain. The property features a bright and spacious living room, a well-appointed kitchen, and modern bathroom providing comfort and practicality for families or professionals alike. All three bedrooms are well-proportioned, offering ample space for rest, work, or storage. Externally, the home boasts a private rear garden, perfect for outdoor entertaining or relaxation, along with a garage and driveway, providing convenient off-road parking. Additional features include gas central heating throughout, ensuring warmth and efficiency year-round. Located in a quiet and established neighbourhood with excellent access to local amenities, schools, and transport links, this property is an ideal opportunity for first-time buyers, families, or investors. Early viewing is highly recommended. Property Type: Semi-detached Full selling price: £250000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: C EPC rating:D Measurement: 667.362sq.ft. Outside Space: Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property:Self-occupied -----

3

Bed Room(s)

2

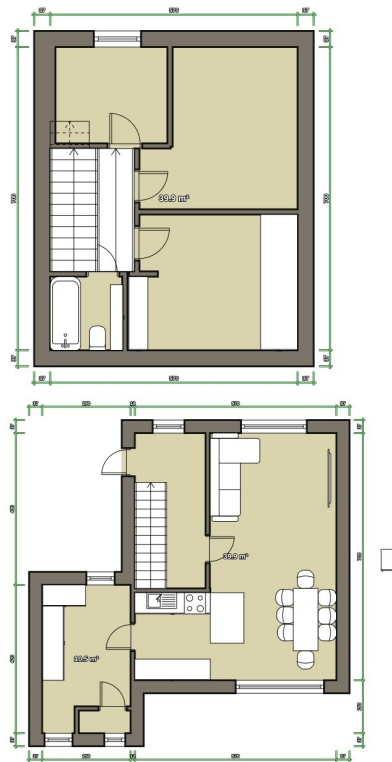
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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