



## 12 Gelli Wen, Bridgend, CF31 5AL Offers Over £310,000

Beautifully presented THREE BEDROOM home featuring TWO RECEPTION ROOMS, with the main living room featuring an open arch into the light-filled kitchen diner. The dining area is spacious enough for a dining table, while patio doors open onto the rear garden, creating a natural connection between indoor and outdoor living. The kitchen is fitted with modern units, including a pantry cupboard, built-in oven, gas hob with extractor and integrated dishwasher, complemented by a separate utility room and downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a main with en-suite, and a further stylish double bedroom featuring bespoke wood panelling and a built-in wardrobe, combining design with practical storage.

The rear garden is low-maintenance, with paving and artificial turf, perfect for children, pets and outdoor entertaining with minimal upkeep. The seamless flow from the kitchen diner to the garden enhances everyday living, making the space versatile for family life and social gatherings. Located in a highly sought-after area of Bridgend, the property is popular with families and offers excellent local amenities and commuting links. With its combination of style, practicality and lifestyle appeal, this home is an ideal choice for modern family living. Call to view now!

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**Porch**

4'11" x 4'5" (1.50 x 1.36)  
Pvcu porch with tiled flooring.

**Hallway**

3'9" x 3'4" (1.16 x 1.02)  
Comprising laminate flooring and doors to both reception rooms.

**Reception Room One**

13'4" x 10'3" (4.07 x 3.14)  
Featuring a cosy electric fireplace, pvcu windows to the front aspect, radiator, laminate flooring and open archway to the dining area.

**Reception Room Two**

18'2" x 8'7" (5.56 x 2.64)  
Versatile space, currently used as a playroom featuring a storage cupboard, radiator, laminate flooring and pvcu windows to the front aspect. Would also make a superb home office.

**Kitchen/Dining Room**

17'5" x 9'4" (5.32 x 2.85)  
A bright and welcoming kitchen diner fitted with a comprehensive range of units and worktops, including a pantry cupboard, built-in oven, gas hob with extractor & integral dishwasher. The space is finished with laminate flooring, pvcu windows and patio doors that flood the room with natural light. The patio doors open directly onto the garden, while an open archway leads through to the living room, creating an easy flow between the three spaces.

**Utility Room**

5'8" x 5'1" (1.74 x 1.56)  
Useful utility space with worktop and space for appliances. Wall mounted boiler and external door to the garden.

**WC**

4'10" x 3'8" (1.49 x 1.13)  
Ground floor restroom with pvcu window, radiator, sink and WC.

**Landing**

6'4" x 5'10" (1.94 x 1.80)  
Landing space with fitted carpet and loft hatch.

**Bathroom**

6'5" x 5'10" (1.96 x 1.79)  
Fully tiled modern bathroom featuring pvcu windows, heated towel rail, shower over bath, sink and wc.

**Bedroom One**

13'5" x 9'3" (4.10 x 2.84)  
Beautifully styled double bedroom with bespoke wood panelling, wall lights, built-in wardrobes & shelving, dual pvcu windows, carpet and radiator.

**Bedroom Two**

13'0" x 8'11" (3.98 x 2.72)  
Second double bedroom with fitted carpet, radiator, pvcu windows to the rear aspect and door to the en-suite.

**Bedroom Three**

9'7" x 7'3" (2.93 x 2.23)  
Third bedroom with pvcu windows to the rear aspect, carpet and radiator.

**En-Suite**

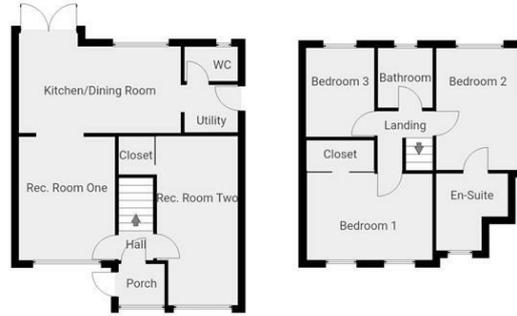
8'5" x 7'8" widest (2.58 x 2.34 widest)  
Part tiled en-suite with enclosed shower, sink/storage unit and wc.

**External & Location**

The property benefits from a private driveway to the front providing off-road parking for two cars. To the rear, the garden has been thoughtfully designed for low-maintenance living, with a combination of paving and artificial turf creating a practical space for children to play, pets to roam and for relaxing and entertaining outdoors. Patio doors from the kitchen diner open directly onto the garden, allowing the living space to extend naturally outside during warmer months.

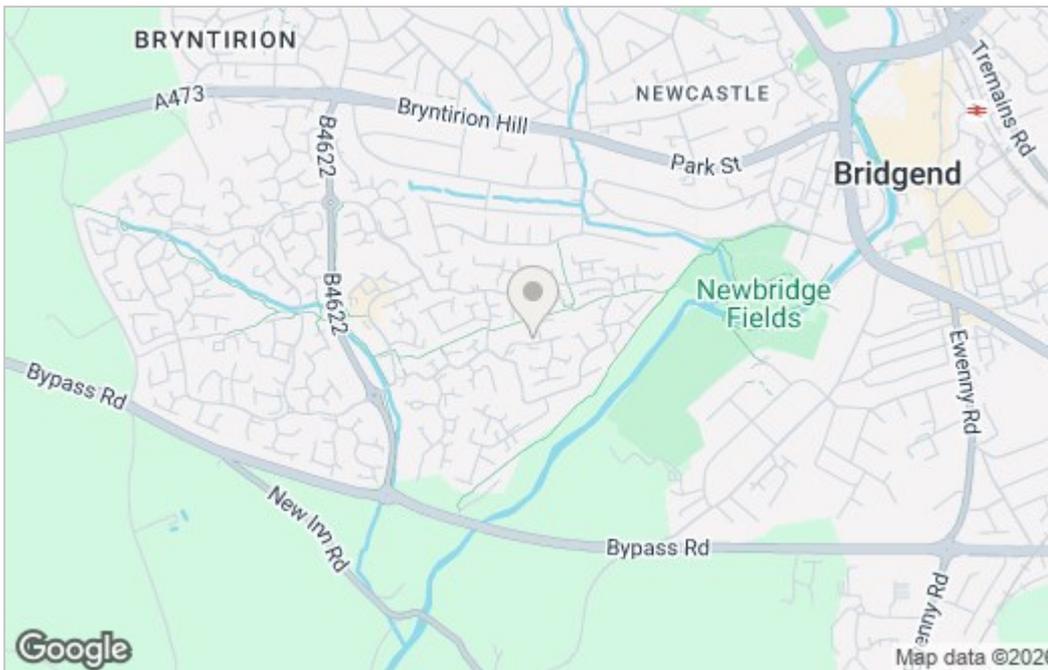
Situated in a highly desirable area of Bridgend, the property is well placed for family life, with a range of local amenities, schools and green spaces. The location is particularly popular with families and commuters alike, offering convenient access to Bridgend town centre, the M4 corridor and rail links providing easy travel to Cardiff, Swansea and beyond. Combining a practical layout, low-maintenance outdoor space and a sought-after location, this home is perfectly suited to modern family living.

# Floor Plan



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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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