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1 The Square

Bridgend, CF31 4HA



# 1 The Square

Asking price **£115,000**

Built over 100 years ago, a unique opportunity to own this quaint one bedroom terraced cottage positioned next to Newcastle Castle and St Illtyd's Parish Church, in need of modernising, available with no on-going chain and situated within close proximity to local schools, shops and Bridgend Town Centre.

Quaint one bedroom character cottage

Built in 1890

In need of attention and modernisation

Part of the Conservation Area and included in the list of buildings of local importance

Picturesque location next to an 11th century Castle

Lounge, kitchen, bedroom and bathroom

Connected outbuilding with WC

Communal rear garden

No on-going chain

Viewings are highly recommended









Selling with no on-going chain is this one bedroom character cottage in need of modernising with lounge, kitchen, double bedroom, communal rear garden and situated on Newcastle Hill within close proximity to Bridgend Town Centre, local school, shops and amenities. The property is entered via a composite front door which opens into a small entrance hall with staircase rising to the first floor landing and doorway to the lounge. The lounge has a window to the front, laid to carpet, alcoves with shelving and doorway to the kitchen/diner. The kitchen has been fitted with a range of base, wall and drawer units with

wooden effect laminate work surfaces comprising; built-in high level double oven, four ring electric hob and sink with mixer tap. There is room for a dining table, fridge/freezer and an under stairs storage area. A wooden door to the rear leads to a small rear passage which has a uPVC door to the rear garden and a wooden door to a cloakroom/WC. The cloakroom is part of an old outbuilding, it has brick walls and a wooden tongue and groove ceiling. To the first floor landing there is a loft inspection point, large storage cupboard and doorways leading to the bedroom and bathroom. The bedroom is a double room with two

windows to the front aspect overlooking the green of Newcastle Hill. The room allows plenty of space for a double bed and furniture. The bathroom has been fitted with a three-piece suite comprising; panelled bath, pedestal wash handbasin and a separate WC. The walls are part tiled and there is a window to the rear. The property lies at the top of Newcastle Hill opposite the small green and has on street parking to the front. The row of cottages sits next to the ruins of Newcastle Castle and the Parish Church. To the rear of the property are steps to a small enclosed communal garden.

Viewings are highly recommended.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## Directions

From Bridgend Town Centre proceed up Park Street, turning right onto St Leonards Road. Proceed to the top of the hill and at the T junction turn right onto West Road. Follow West Road bearing left passing the castle, turn right into the square where the property will be found on the left hand side.

## Tenure

Freehold

## Services

Electric  
Council Tax Band A  
EPC Rating F

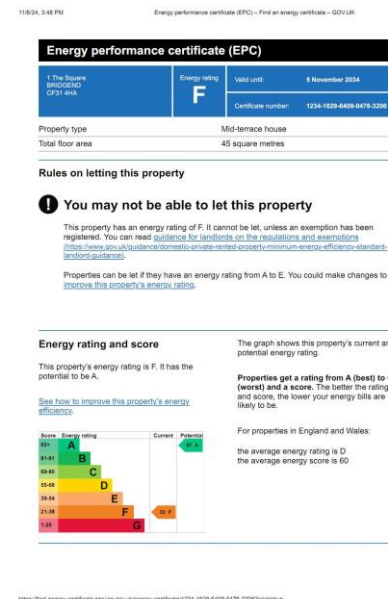
Viewing strictly by appointment through  
Herbert R Thomas

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