



## 5 Highland Court, Bridgend, CF32 9US

**£189,950**

Nestled in the charming area of Bryncethin, Bridgend, this delightful terraced property at Highland Court offers a perfect blend of comfort and convenience. With an open plan lounge/diner, this property provides ample space for both relaxation and entertaining guests. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The property features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The shower room is thoughtfully appointed, ensuring that your daily routines are both practical and pleasant.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it an ideal choice for those who commute or enjoy exploring the surrounding areas. The property further benefits from gas central heating via combination boiler, a mixture of uPVC triple and double glazed windows and a low maintenance enclosed rear garden which offers spectacular views. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. Do not miss the chance to make this charming property your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = B

## Ground Floor

### Kitchen 13'1" x 11'1" (4.0 x 3.4)



Entry via uPVC double glazed door with matching side panel. Skimmed and coved ceiling, skimmed and tiled walls, wood effect tiled flooring, a range of high gloss grey base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drainer, breakfast bar with storage, larder storage cupboard, integrated appliances to include a fridge freezer, built under double oven, electric hob, extractor, microwave, fridge freezer and washer/dryer. uPVC double glazed window to front and door to:

### Dining Room 14'1" x 9'10" (4.3 x 3.0)



Skimmed and coved ceiling, skimmed walls, wood effect tiled flooring, under stairs storage, contemporary radiator, carpeted stairs to first floor and open to:

## Lounge 12'5" x 11'5" (3.8 x 3.5)



Skimmed ceiling and walls, wood effect tiled flooring, contemporary radiator, uPVC triple glazed French doors and two windows to rear.

## First Floor

### Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, storage cupboard and three doors off.

### Bedroom One 12'1" x 9'10" (3.7 x 3.0)



Textured ceiling, skimmed walls, fitted carpet, storage cupboard over stair well, built in wardrobes and uPVC double glazed window to rear.

### Bedroom Two 10'5" x 7'2" (3.2 x 2.2)



Textured ceiling, skinned walls, fitted carpet, built in wardrobes, radiator and uPVC double glazed window to front.

### Shower Room 7'6" x 5'2" (2.3 x 1.6)



Skinned ceiling, tiled walls, mosaic tiled flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to front, a three piece suite comprising a quadrant shower cubicle, low level W.C and a wash hand basin set on a vanity unit.

### Outside

#### Front Garden



Two areas laid to lawn with a selection of mature plants and shrubs, off road parking for one vehicle and footpath leading to front entrance.

### Rear Garden



Area laid with composite decking, further area laid with artificial turf, pergola, bordered with composite fencing panels.

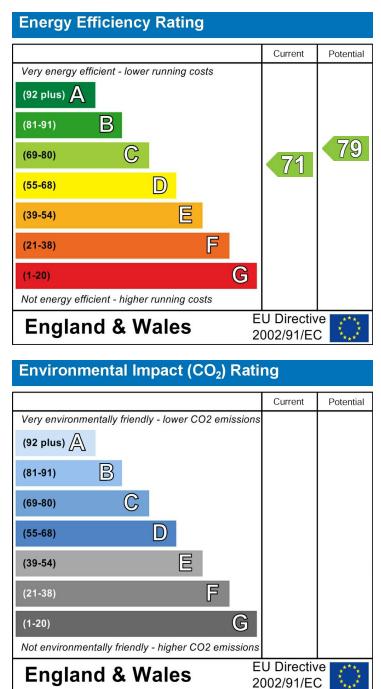
## Floor Plan



## Area Map



## Energy Efficiency Graph



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