



Cowbridge Road  
Bridgend, CF31 3DH

Offers in the region of £240,000



McHattons Estate Agents are pleased to offer to market this three-bedroom semi-detached property with a garage, ideally located within close proximity to Bridgend Town Centre and local amenities, including Bridgend College, Railway Station, Supermarket, and South Wales Police HQ. The property has consistently provided rental income due to its prime location and has been recently decorated, ready for the next owner.

#### Ground Floor:

**Entrance Hall:** Light and spacious with storage, providing access to the lounge diner, kitchen, and rear utility room.

**Lounge Diner:** A well-sized open-plan space, perfect for both relaxing and entertaining.

**Kitchen:** Well-equipped with ample storage and workspace.

**Utility Room:** Adds convenience with additional storage and laundry space.

**WC:** Conveniently located on the ground floor for added functionality.

#### First Floor:

**Bedrooms:** Three well-proportioned bedrooms, ideal for family living.

**Family Bathroom:** Modern and functional, equipped with necessary fixtures.

#### Exterior:

**Rear Garden:** Generous in size, featuring a spacious patio and a lawn bordered with plants and shrubs, perfect for outdoor activities and relaxation.

**Garage:** Detached double-length garage at the rear of the garden, providing both storage and off-road parking.

#### Location:

**Close to Amenities:** Situated near Bridgend Town Centre, offering easy access to local amenities such as Bridgend College, the Railway Station, Supermarket, and South Wales Police HQ.

**Prime Rental Opportunity:** The property has consistently generated rental income, making it an attractive option for buy-to-let investors.

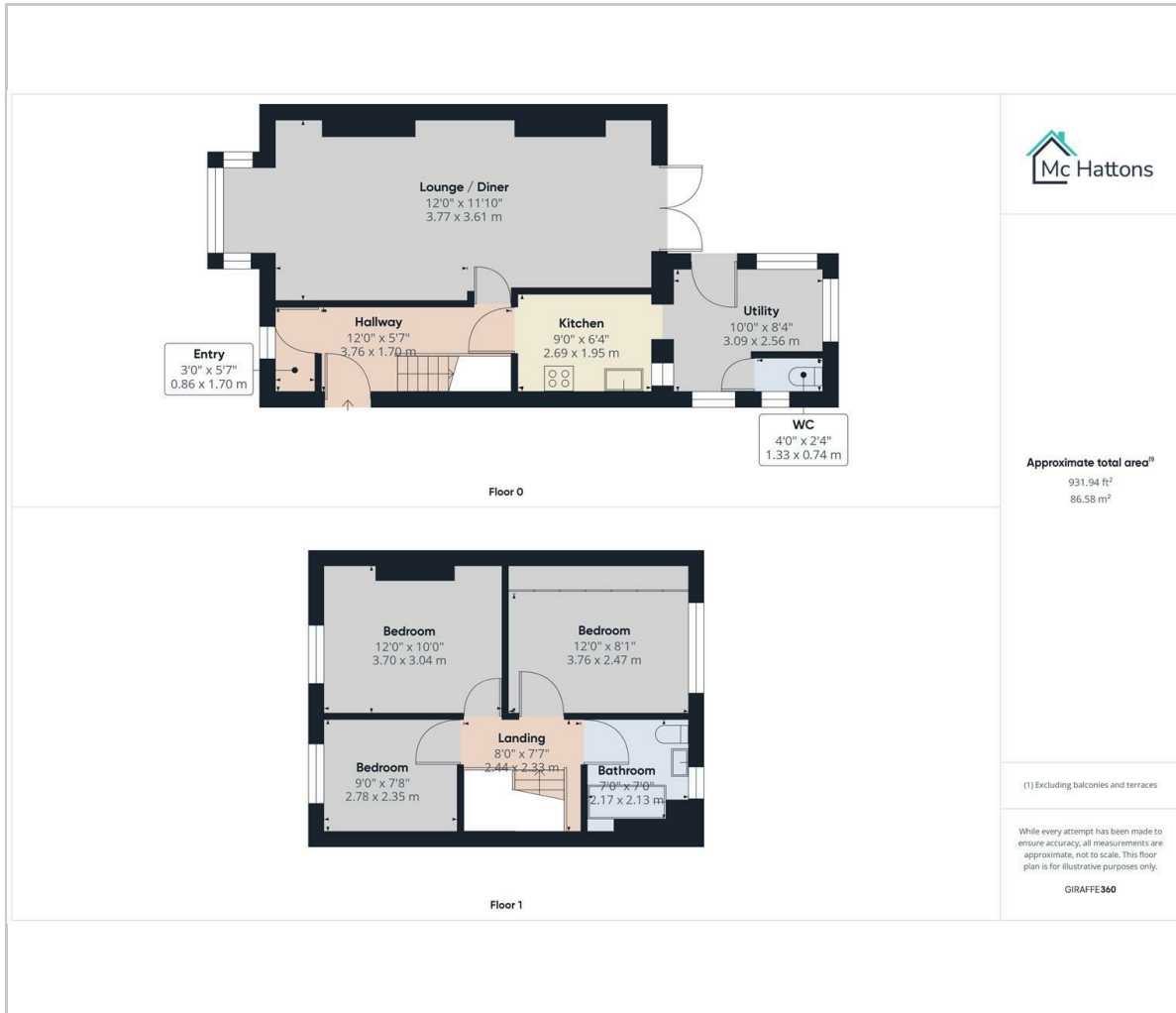
The spacious and versatile layout makes this property suitable for family living. This property represents a fantastic opportunity for a variety of buyers, including families looking for a convenient location and investors seeking a reliable rental income.

Viewing is highly recommended to fully appreciate the potential and convenience this property has to offer.





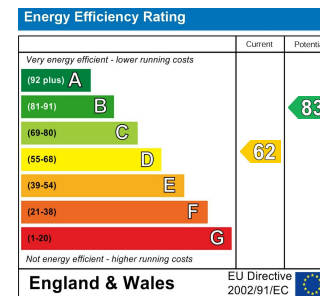
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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