



## Grove Road, £230,000

- NO CHAIN
- Two Reception Rooms
- Off Street Parking
- Large Rear Garden
- Ideal Project
- EPC Rating: D



3 2 1



## About the property

Being sold with NO ONWARDS CHAIN is this three bedroom property located within walking distance to Bridgend Town Centre that offers all amenities! This property is perfect for your next project family home or ideal investment!!!

## Accommodation

### Entrance Hall

Enter via uPVC door. Access to lounge and living room.

### Lounge

12' 1" max x 13' 7" max ( 3.68m max x 4.14m max )

Parquet flooring. uPVC double glazed bay window. Fireplace.

### Living Room

11' 2" max x 16' 1" max ( 3.40m max x 4.90m max )

Fitted carpet. uPVC double glazed window.

### Bathroom

Wet room fitted with shower, wash hand basin and wc. uPVC double glazed window,



## Kitchen

Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Space for fridge/freezer, washing machine/dryer and oven/hob. Tiled floor and backsplash. uPVC double glazed window and door to garden.

## Landing

Access to all bedrooms. Fitted carpet. uPVC double glazed window. Built in storage.

## Master Bedroom

Fitted carpet, uPVC double glazed window.

## Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

Fitted carpet, uPVC double glazed window. Built in storage.

## Bedroom Three

8' 10" x 6' 9" ( 2.69m x 2.06m )

Fitted carpet. uPVC double glazed window.

## Bathroom

5' 7" x 7' 4" ( 1.70m x 2.24m )

## Rear Garden

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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