

Rock Street, offers over £150,000

- Three Bedrooms
- Open Plan Living
- Sought After Location
- NO CHAIN
- Outside Toilet (Ty Bach)
- EPC Rating: C







01656 657201 bridgend@peteralan.co.uk



About the property

Located in the sought after village of Aberkenfig being sold with NO ONGOING CHAIN is this three bedroom mid-terrace property!!! Benefitting from being within walking distance to local shops, schools and transport links as well as being a short drive from Bridgend Town Centre, McArthur Glen Outlet and the M4 corridor!!! Internally the property comprises entrance hall, lounge/dining area and kitchen. To the first floor are three bedrooms and bathroom. To the rear of the property is an enclosed garden with paved path and rest laid to lawn. Viewings are highly recommended for this property. To book call 01656657201 or book via our website <u>www.peteralan.co.uk</u>.

Accommodation

Entrance Hall

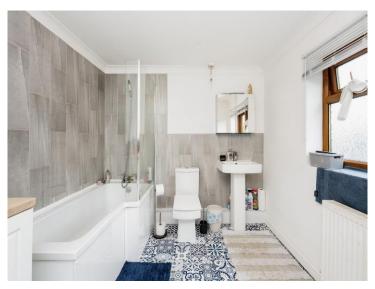
Enter via uPVC door. Access to lounge/dining area, kitchen and stairs to first floor. Laminate flooring.

Lounge/dining Area - 20' 8" max x 15' 7" max (6.30m max x 4.75m max)

Laminate flooring. uPVC double glazed window. Access to kitchen.

Kitchen - 14' 8" x 11' 1" (4.47m x 3.38m)

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





Landing

Access to all bedrooms and bathroom. Fitted carpet. Storage cupboard.

Master Bedroom - 9' 8" x 12' (2.95m x 3.66m)

Fitted carpet. uPVC double glazed window.

Bedroom Two - 7' 9" x 9' 8" (2.36m x 2.95m)

Fitted carpet. uPVC double glazed window.

Bedroom Three - 7' 4" max x 6' 7" max (2.24m max x 2.01m max)

Fitted carpet. uPVC double glazed window.





Bathroom

Fitted with three-piece suite comprising bath with shower over, wash hand basin and wc. Tiles. uPVC double glazed window. Storage cupboard.

Rear Garden

Enclosed garden. Laid to lawn with shed and outside toilet (Ty Bach).

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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.



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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