



## Belmont

£220,000

- Council Tax Band - C
- Recently Modernised
- Driveway & Garage
- Close to M4
- No Chain
- EPC Rating: C



2 1 1



## About the property

A well presented, recently modernised two bedroom bungalow offered for sale with no on going chain. The property is situated within close proximity to local schools, shops and other amenities including the M4 corridor. Internally the property comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. To the front of the property is a garden with driveway to side leading to generous sized garden mostly laid to lawn. The property further benefits from a garage. Viewing is highly recommended - to book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).



## Lounge

16' 10" x 10' 9" ( 5.13m x 3.28m )

## Kitchen

15' 4" x 8' 2" ( 4.67m x 2.49m )

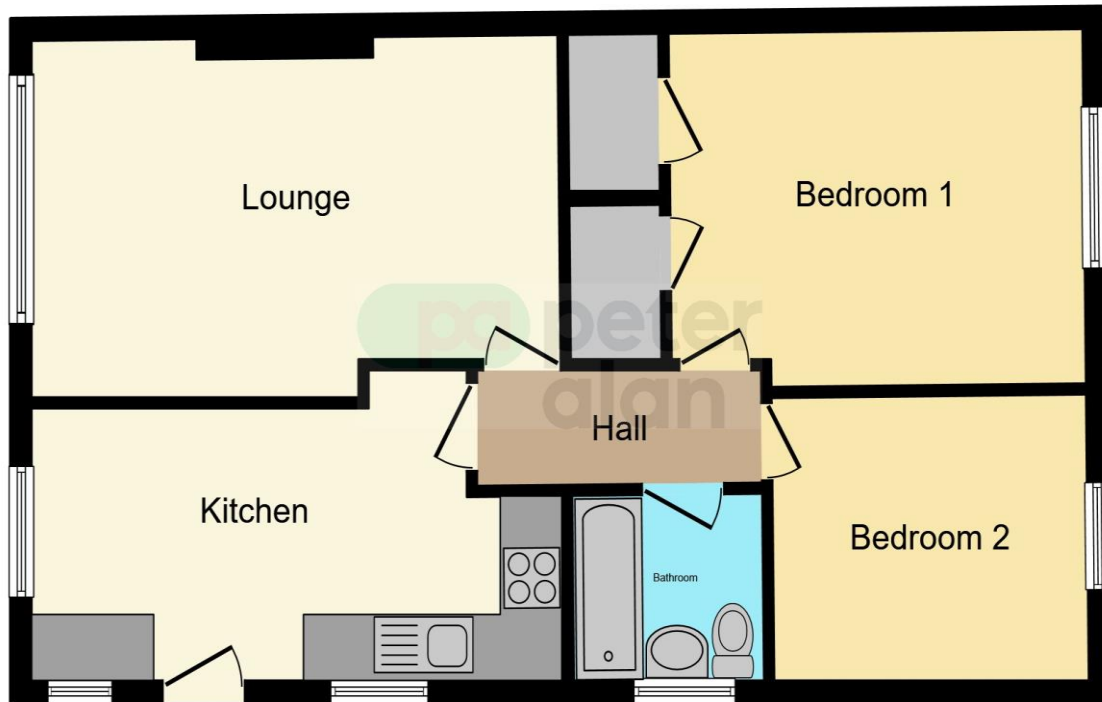
## Bedroom One

12' 11" x 10' 4" ( 3.94m x 3.15m )

## Bedroom Two

9' 11" x 8' 7" ( 3.02m x 2.62m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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 fittings 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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