



Bridgend Road, offers in excess of £180,000

- 3 Bedroom 3 Storey family home
- Open Plan Kitchen/Diner plus 2 additional reception rooms
- Situated in the quiet location of Aberkenfig
- Council Tax Band - D
- Close links to M4 motorway and Bridgend Designer Outlet.
- EPC Rating: E



 3
  1
  2



About the property

This beautifully presented three-bedroom semi-detached property with additional loft room offers spacious and versatile living across Four floors, making it an ideal family home or perfect for first-time buyers. Nestled in the sought-after location of Old Aberkenfig, Bridgend, this charming home is just a short distance from local shops, popular public houses, and offers convenient access to the M4 motorway and the MacArthur Glen designer outlet.

As you step into the property, you are welcomed by an inviting entrance hallway leading to two generously sized reception rooms, perfect for family living or entertaining. On the lower ground floor, you'll find a modern, open-plan kitchen diner that provides direct access to the rear garden, as well as a convenient shower room.

Upstairs, the first floor boasts three well-proportioned bedrooms, offering plenty of space for growing families or those looking for extra room to work from home. The property then continues to a spacious loft room to the second floor.

Externally, the property benefits from a private rear courtyard, perfect for outdoor dining and relaxation.



Accommodation

Ground Floor

Entance Hall

Reception Room

12' 4" x 12' 2" (3.76m x 3.71m)

Living Room

15' 1" x 12' 5" (4.60m x 3.78m)

Lower Ground Floor

Kitchen/Diner

Kitchen Area

16' 3" x 14' 3" (4.95m x 4.34m)

Dining Area

7' 2" x 14' 3" (2.18m x 4.34m)

Hallway

Shower Room

First Floor

Landing

Bedroom One

13' x 9' 1" (3.96m x 2.77m)

Bedroom Two

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom Three

13' 3" x 6' 3" (4.04m x 1.91m)

Second Floor

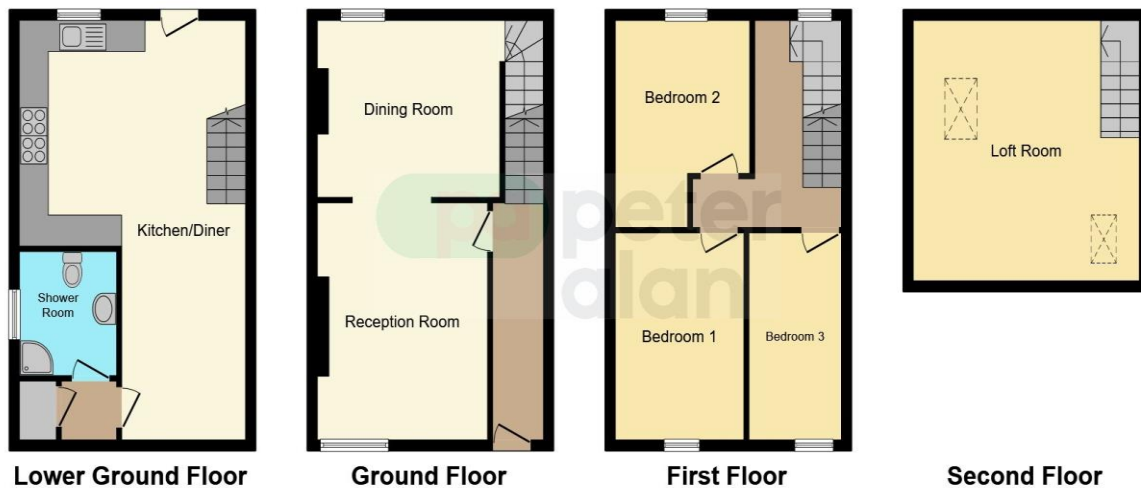
Loft Room

16' 4" max x 15' 3" max (4.98m max x 4.65m max)

01656 657201

bridgend@peteralan.co.uk

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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan