



Mackworth Street, £150,000

- 2 bedroom Mid-terraced property
- Buy to let investment
- Established tenant in situ
- Council tax band C
- Close to Bridgend Town Centre
- EPC Rating: E





About the property

PERFECT INVESTMENT OPPORTUNITY WITH A TENANT IN SITU. Welcome to this generously sized two bedroom mid-terrace home, perfectly positioned in the heart of Bridgend. Boasting a sought-after location with convenient on-street parking to the front, this property is just a stone's throw away from Bridgend town centre, a variety of shops, the Princess of Wales Hospital, local schools, and a range of other amenities. Commuters will appreciate the easy access to the M4 motorway, making this an excellent choice for those seeking connectivity and convenience.

Upon entering the property, you are greeted by a welcoming hallway leading into a spacious lounge/dining area, providing a versatile space for both relaxation and entertaining. The kitchen, located at the rear, offers direct access to a well-presented garden, perfect for enjoying outdoor activities or a peaceful retreat.

The second floor features a bright hallway, two bedrooms, and a well-appointed family bathroom, ensuring ample space for comfortable living.

Currently being sold with a situated tenant, this property presents an ideal investment opportunity, offering immediate rental income potential. Whether you're a seasoned investor or new to the market, this home is



Accommodation

Entrance Hall

Living Room/Diner

13' 1" x 21' (3.99m x 6.40m)

Kitchen

9' 5" x 10' 8" (2.87m x 3.25m)

First Floor

Landing

Bedroom One

15' 7" max x 10' 5" max (4.75m max x 3.17m max)

Bedroom Two

9' 8" x 9' 8" (2.95m x 2.95m)

Bathroom

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