

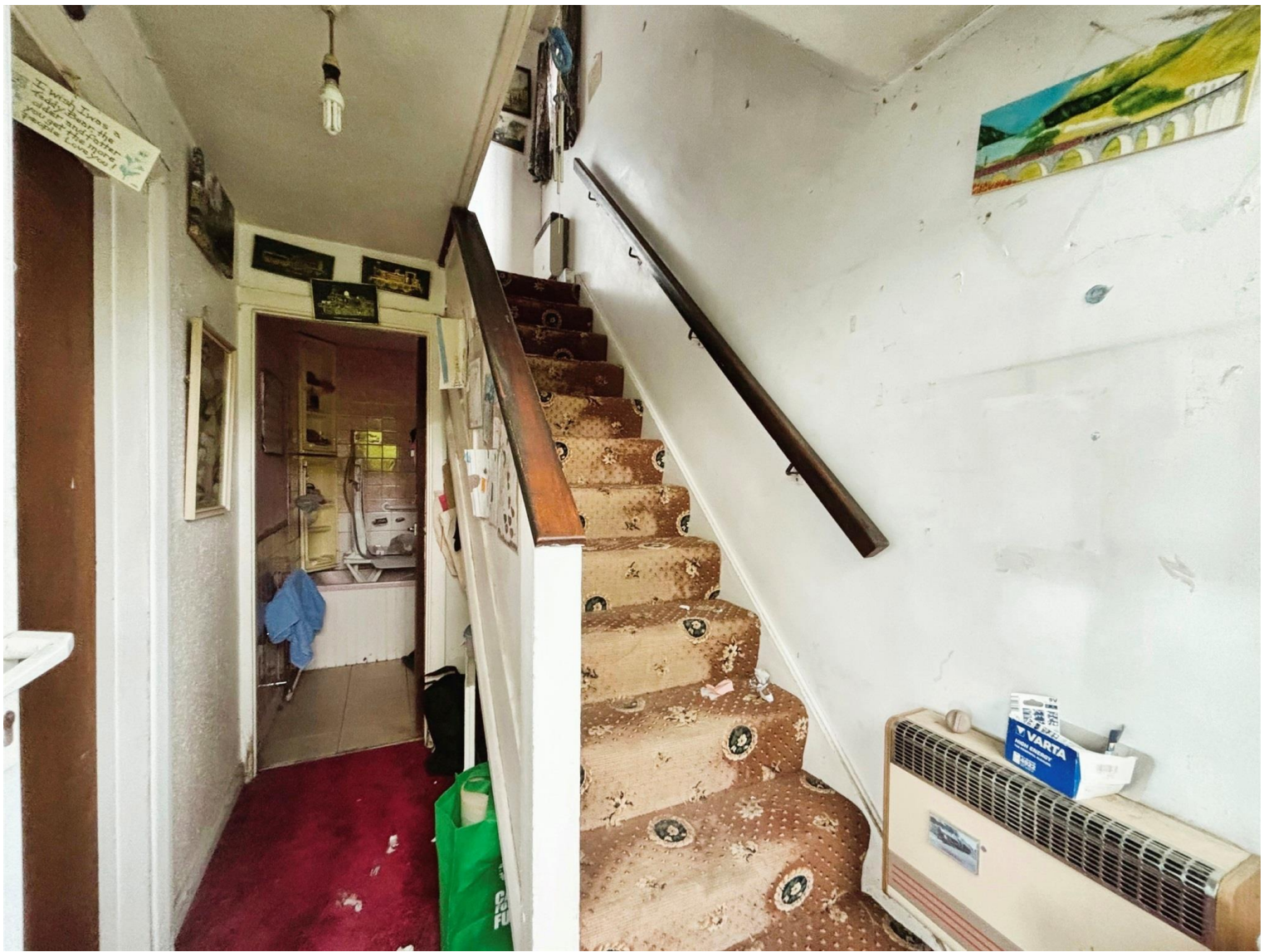


Camberwell Avenue, £90,000

- FOR SALE BY PUBLIC AUCTION 19th NOVEMBER
- 3 bedroom Semi-detached
- Front and rear gardens with driveway
- Council Tax Band B
- Renovation opportunity
- EPC Rating: E



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About the property

****FOR SALE BY PUBLIC AUCTION 19th NOVEMBER, 2024****

A fantastic opportunity for investors or those looking for a renovation project, this three-bedroom semi-detached dormer bungalow is located in the popular area of Bryntirion, Bridgend. In need of full renovation throughout, this property offers immense potential to create a spacious and modern family home.

The property features both front and rear gardens, along with an area to the side currently used as a carport/storage area, and a driveway to the front for convenient off-road parking. Upon entering, you are welcomed into an entrance hallway, with a downstairs bathroom located directly in front. The ground floor also boasts a large dual-aspect lounge/diner with windows to the front and rear, offering plenty of natural light, and a rear kitchen, which provides access to the rear garden.

Upstairs, the first floor comprises three good-sized bedrooms, ideal for family living. The rear garden backs onto the school field, offering privacy and a peaceful outlook.

Situated within walking distance to the local comprehensive school and offering easy access to the M4



Accommodation

Entrance Hall

Bathroom

Lounge/Diner

21' 7" max x 10' 2" max (6.58m max x 3.10m max)

Kitchen

8' 3" x 6' 8" max (2.51m x 2.03m max)

First Floor

Landing

Bedroom One

12' 11" max x 9' 10" max (3.94m max x 3.00m max)

Bedroom Two

11' 5" max x 7' 11" max (3.48m max x 2.41m max)

Bedroom Three

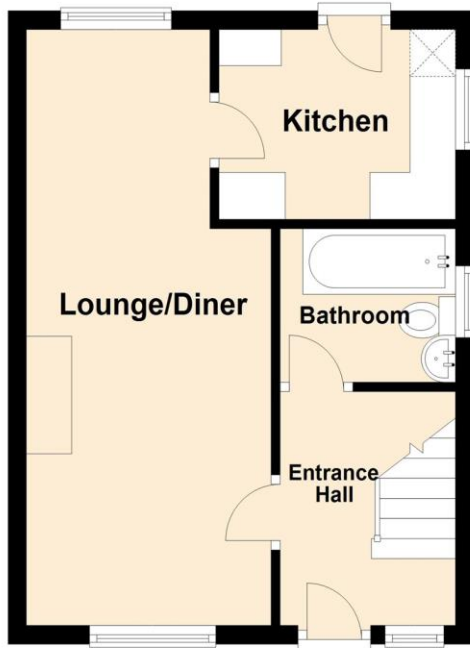
7' 10" x 8' 6" (2.39m x 2.59m)

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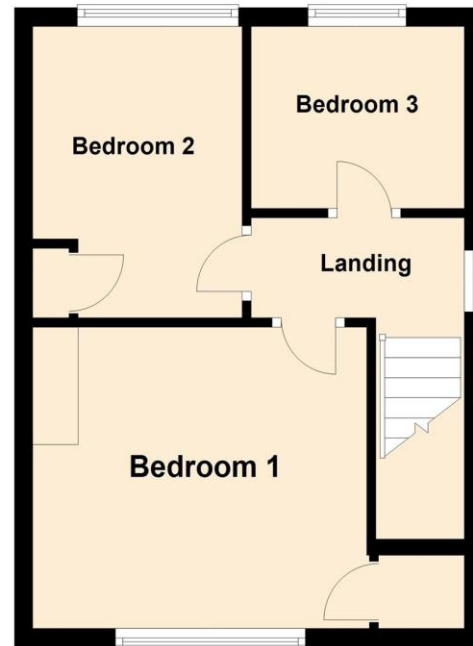
bridgend@peteralan.co.uk

Floorplan

Ground Floor



First Floor



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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