



## Rhodfa Brynmenyn, £120,000

- Close proximity to McArthur Glen Shopping Centre
- Convenient location
- Ideal first time buy and investment alike
- Council Tax Band - B
- Access to junction 36 of the M4
- Viewing is highly recommended
- EPC Rating: C





## About the property

We are pleased to introduce for sale with no ongoing chain this deceptively spacious and well presented one bedroom first floor apartment situated within the sought after Barratt's development in Sarn. The property is within excellent access to J36 or the M4 corridor as well as Bridgend town centre, McArthur Glen Designer Outlet, transport hub, primary and secondary schools. This property would make an ideal first time or investment purchase. Internal viewing is highly recommended.

To arrange a viewing please call us on 01656 657201, or email us at [bridgend@peteralan.co.uk](mailto:bridgend@peteralan.co.uk)

## Accommodation

### Entrance

### Living Room

19' 7" x 10' 10" ( 5.97m x 3.30m )

### Kitchen

7' 10" x 6' 4" ( 2.39m x 1.93m )

### Bathroom

6' 8" x 5' 7" ( 2.03m x 1.70m )

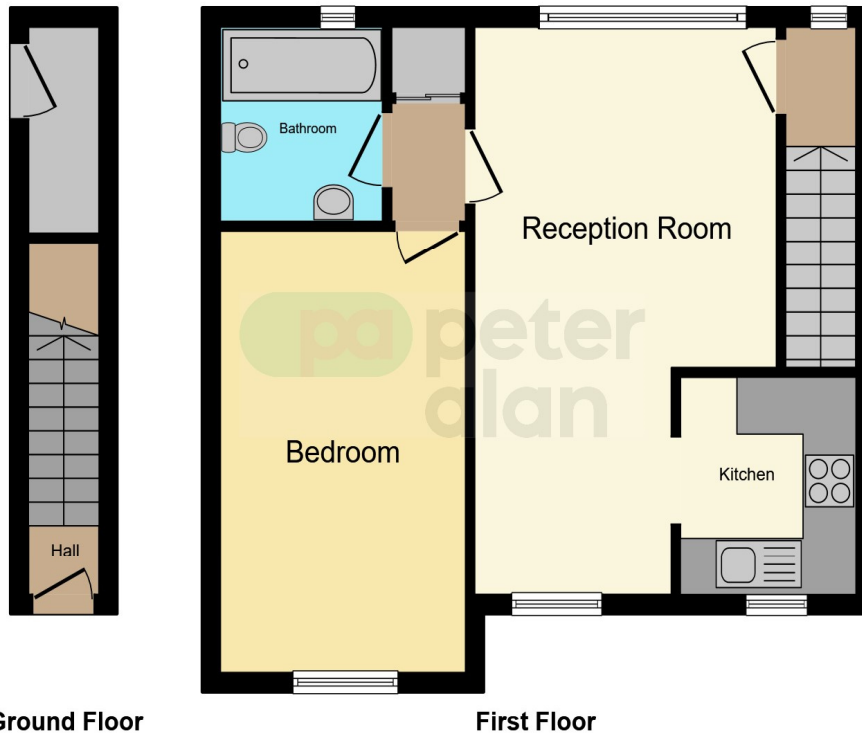


## Bedroom

12' 8" x 9' 1" ( 3.86m x 2.77m )

## Outside

## Floorplan



Ground Floor

First Floor

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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