



## Coychurch Road, offers over £150,000

- 2 bedroom End of terrace property
- Close proximity to Bridgend Town Centre
- No ongoing chain
- Council Tax Band - B
- Walking distance to Bridgend College
- EPC Rating: D



 2  1  1



## About the property

Welcome to this charming two-bedroom, end-of-terrace home, ideally located in the heart of Bridgend Town Centre. Perfectly positioned within a short stroll to local shops, schools, and everyday amenities, with Bridgend College just a few minutes away, this property is well-suited for both convenience and lifestyle.

Upon entering, you are greeted by a spacious, open-plan lounge diner-a bright and versatile space perfect for relaxing or entertaining. The ground floor also features a modern, well-appointed kitchen, offering ample storage and functionality, as well as a conveniently located bathroom.

Upstairs, you'll find two generously sized double bedrooms with built in wardrobe to the main bedroom, each offering comfortable living spaces, ideal for both homeowners and tenants alike. The property further benefits from a low-maintenance front garden area, adding a touch of outdoor space for relaxation or gardening.

This home is offered with no ongoing chain, presenting an excellent opportunity as a promising buy-to-let investment.



## Accommodation

### **Lounge/Diner**

28' 8" max x 9' 11" max ( 8.74m max x 3.02m max )

### **Kitchen**

8' 11" max x 12' 10" max ( 2.72m max x 3.91m max )

### **Bathroom**

### **First Floor**

### **Landing**

### **Bedroom One**

14' 7" x 8' 1" ( 4.45m x 2.46m )

### **Bedroom Two**

13' 8" max x 6' 4" plus wardrobe recess ( 4.17m max x 1.93m plus wardrobe recess )

01656 657201

bridgend@peteralan.co.uk

## Floorplan



## 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

