



Park Court, offers over £140,000

- 2 bedroom self contained ground floor flat
- Off-road parking and Garage
- No ongoing chain
- Council tax band B
- Close proximity to Bridgend Town Centre
- EPC Rating: C



 2  1  1



About the property

Offered for sale with no ongoing chain, this spacious and light-filled 2-bedroom ground floor flat is an ideal choice for first-time buyers, downsizers, or investors looking for a property with versatile living space and convenience.

The flat welcomes you with an entrance hall leading to two generously-sized bedrooms, with the primary bedroom providing direct access to a private front balcony, perfect for relaxing or enjoying morning coffee. The open-plan lounge offers a bright and airy atmosphere, complemented by a separate kitchen area. From the lounge, sliding doors open out onto a front balcony.

Externally, the property benefits from a private garage for storage needs and allocated parking space. Situated within close proximity to Bridgend town centre, this flat offers easy access to local shops, cafes, and transport links, making it an excellent location for convenience and lifestyle.

Don't miss the opportunity to make this versatile ground floor flat your own!



Accommodation

Entrance Hall

UPVc double glazed door to the front providing separate access into the property. Entrance hall fitted with laminate flooring and built in storage cupboard. The entrance hall provides access to all rooms.

Living Room - 17' 6" max x 13' 6" max (5.33m max x 4.11m max)

UPVc double glazed window fitted with vertical blinds, which provides access to the external balcony area. Laminate flooring, stone effect feature fire surround with stone mantle, coving and 2 x radiator.

Kitchen - 7' 2" x 4' 6" (2.18m x 1.37m)

UPVc double glazed window to the front. Range of matching wall and base units with laminate worktops over, sink with mixer taps, tiled splashbacks. Under counter space for Fridge, plumbing for washing machine and wall mounted combi boiler.

Bedroom One - 13' 6" max x 13' 9" max (4.11m max x 4.19m max)

UPVc double glazed window fitted with vertical blinds, which provides access to the external balcony area. Laminate flooring, radiator and coving. Fitted wardrobes with sliding mirrored door.

Bedroom Two - 6' 1" x 11' (1.85m x 3.35m)

UPVc double glazed window fitted with vertical blinds, Laminate flooring, radiator and coving.

Bathroom

UPVc double glazed obscured window to front of the property. Tiled walls and flooring, paneled bath with mixer taps and hand shower attachment, low level WC and wash hand basin.

Garage

Up and Over door to the front to provide access

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Floorplan



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