



## Morse Row, offers in excess of £165,000

- Extended two bedroom mid terrace
- Close proximity to junction 36 of the M4
- Located in a convenient Bryncethin Location
- Council Tax Band B
- Close proximity to local shops and amenities
- Overlooks green area
- EPC Rating: C



 2
  1
  1



## About the property

New to the market is this charming extended two bedroom mid terrace cottage. Located in the sought after village of Bryncethin, Bridgend conveniently located overlooking the green and a short walk to the local primary school and just a short distance from Junction 36 of the M4 and the McArthur Glen shopping precinct.

Upon entering you are welcomed into an entrance hallway with tiled flooring, leading to the lounge via a glazed door. The lounge features laminate flooring, a PVCu double-glazed window to the front, a staircase to the first floor, and a charming feature fireplace with a timber surround. A tiled archway seamlessly connects the lounge to the kitchen/diner.

The well-appointed kitchen is fitted with a matching range of base and wall units with worktop space, including a built-in oven, four-ring ceramic hob with an extractor hood, and integrated appliances such as a fridge, washing machine, and dishwasher. A ceramic sink unit with a mixer tap sits beneath a PVCu double-glazed window, while a door provides access to the rear garden. The kitchen is finished with tiled flooring and timber-panelled ceilings.

Upstairs, the landing features a loft inspection point with a drop-down ladder, laminate flooring, and access to the two bedrooms and family bathroom. The bathroom is fitted with a modern three-piece suite, including a vanity unit with a wash hand basin, a WC, and a bath with shower.

Externally, the enclosed rear garden is laid to patio, offering ample seating



## Accommodation

### Entrance/Hallway

### Reception Room

14' 4" max x 20' 4" max ( 4.37m max x 6.20m max )

### Kitchen/Dining Room

12' 2" x 11' 7" ( 3.71m x 3.53m )

### Landing

### Bedroom One

11' 8" x 8' 2" ( 3.56m x 2.49m )

### Bedroom Two

6' 11" x 8' 6" ( 2.11m x 2.59m )

### Bathroom

### Outside



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](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.

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