



## Brook Court, Bridgend

**£120,000**

- 2 bedroom upper floor apartment with Parking
- Walking distance to town centre
- Ideal first time buy or buy to let
- Council tax band D
- Close to Bus and railway links
- EPC Rating: C



 2  2  1



## About the property

Ideally situated within walking distance of Bridgend Town Centre, Bridgend Bus Station, and Bridgend Railway Station, this well-presented two-bedroom apartment offers both convenience and modern living. With easy access to the Princess of Wales Hospital, the M4 motorway, and the popular McArthur Glen Designer Outlet, this property is perfect for first-time buyers or as a buy-to-let investment.

The apartment benefits from a spacious and well-maintained interior, featuring a bright and airy lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. The property also comes with an allocated parking space, along with additional visitor parking for added convenience.

With its superb location and excellent transport links, this property presents a fantastic opportunity. Early viewing is highly recommended!





## Accommodation

### Entrance Hall

**Lounge/Kitchen/Diner** - 23' 1" max x 10' 2" max ( 7.04m max x 3.10m max )

**Bedroom One** - 8' 9" max x 14' 9" max ( 2.67m max x 4.50m max )

### Ensuite

**Bedroom Two** - 7' max x 15' 1" max ( 2.13m max x 4.60m max )

### Bathroom

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## 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)



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