



Newcastle Hill, offers in excess of £160,000

- Two Double Bedrooms
- Walking Distance to Town Centre
- No Onward Chain
- Council Tax band C
- Open-Plan Kitchen/Dining Room
- EPC Rating: C



 2  1  2



About the property

Situated on the ever-popular Newcastle Hill, just a short walk from Bridgend Town Centre, this charming two-bedroom mid-terrace home is offered for sale with no ongoing chain, making it an ideal opportunity for first-time buyers or a buy-to-let investor.

The property offers well-presented accommodation throughout and briefly comprises a separate living room featuring a cast-iron feature fireplace, creating a cosy and characterful space. To the rear, there is a bright and spacious open-plan dining room leading into a modern fitted kitchen, ideal for entertaining and day-to-day living.

Upstairs, you'll find two generously sized double bedrooms, along with a well-appointed four-piece family bathroom, offering both a bath and separate shower for added convenience.

To the rear is a low-maintenance garden with a brick-built outbuilding, originally used as an outside toilet, providing useful storage potential. The home further benefits from new PVC double glazing throughout and gas central heating.

Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.





Accommodation

Living Room - 13' 2" max x 11' 4" max (4.01m max x 3.45m max)

Lounge/Diner - 11' 7" x 10' (3.53m x 3.05m)

Kitchen - 11' 2" x 8' 11" (3.40m x 2.72m)

First Floor

Landing

Bedroom One - 11' 8" max x 11' 1" max (3.56m max x 3.38m max)

Bedroom Two - 11' 3" x 7' 11" (3.43m x 2.41m)

Kitchen

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

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

