



Marian Street, £120,000

- 3 bedroom mid-terraced
- No ongoing chain
- Ideal buy to let or First time buy
- Council Tax Band A
- Stunning mountain views
- EPC Rating: D



 3  1  1



About the property

Situated in the sought-after location of Blaengarw, Bridgend, this spacious three-bedroom mid-terrace property presents an excellent opportunity for first-time buyers or buy-to-let investors alike.

The property enjoys picturesque open views and is conveniently located within easy reach of M4 motorway links, offering good commuter access while retaining a peaceful village setting.

Accommodation is well laid out and comprises a generous open-plan lounge/diner, ideal for modern living and entertaining, a kitchen to the rear, and a ground-floor bathroom. To the first floor are three good-sized bedrooms, providing ample accommodation for a growing family or tenants.

Externally, the property benefits from a spacious rear garden with rear access, offering excellent outdoor space and further practicality.

This is a fantastic opportunity to acquire a well-proportioned home in a popular location, and viewing is highly recommended to fully appreciate all that this property has to offer.





Accommodation

Lounge/Diner - 19' 10" x 11' 2" (6.05m x 3.40m)

Kitchen - 15' x 7' 3" (4.57m x 2.21m)

Bathroom

First Floor

Landing

Bedroom One - 11' 5" x 8' 2" (3.48m x 2.49m)

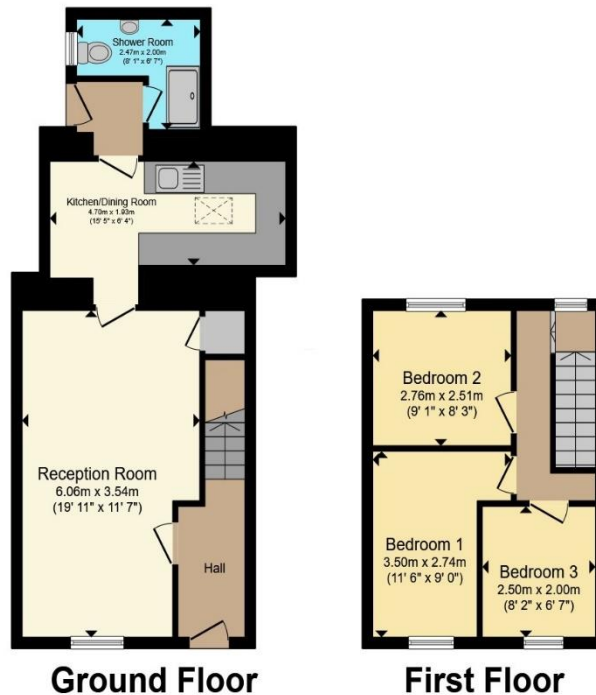
Bedroom Two - 9' x 8' 2" (2.74m x 2.49m)

Bedroom Three - 8' 10" x 6' 9" (2.69m x 2.06m)

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Floorplan



Total floor area 73.9 m² (795 sq.ft.) approx

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