



## St. Thomas Close, offers over £170,000

- Modern 2 bedroom Mid-terraced
- Off Street Parking to the front
- No Ongoing Chain
- Council Tax Band C
- Close to M4 Motorway links
- EPC Rating: C



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## About the property

Located in the ever-popular residential area of Brackla, Bridgend, this beautifully presented two-bedroom mid-terraced property is offered for sale with no ongoing chain, making it an ideal turn-key opportunity.

The accommodation is thoughtfully arranged and comprises a spacious lounge to the front of the property, creating a warm and welcoming living space, while to the rear is a bright and modern kitchen/diner, perfectly suited to both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, together with a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from parking to the front and an enclosed rear garden, ideal for relaxation or outdoor dining.

An excellent opportunity for a first-time buyer or buy-to-let investor, the property is conveniently located close to local schools, shops, and the wide range of amenities that Brackla has to offer. Renowned for its excellent transport links, Brackla provides easy access to the M4, making it ideal for commuters. The property is also situated within close proximity to the Princess of Wales Hospital and just a short distance from Bridgend town centre.

Viewing is highly recommended to fully appreciate the location and accommodation on offer.





## Accommodation

**Reception Room** - 14' 1" max x 12' 10" max ( 4.29m max x 3.91m max )

**Kitchen/Diner** - 12' 10" x 8' 6" ( 3.91m x 2.59m )

**First Floor**

**Landing**

**Bedroom One** - 11' 10" x 9' 2" plus wardrobe recess ( 3.61m x 2.79m plus wardrobe recess )

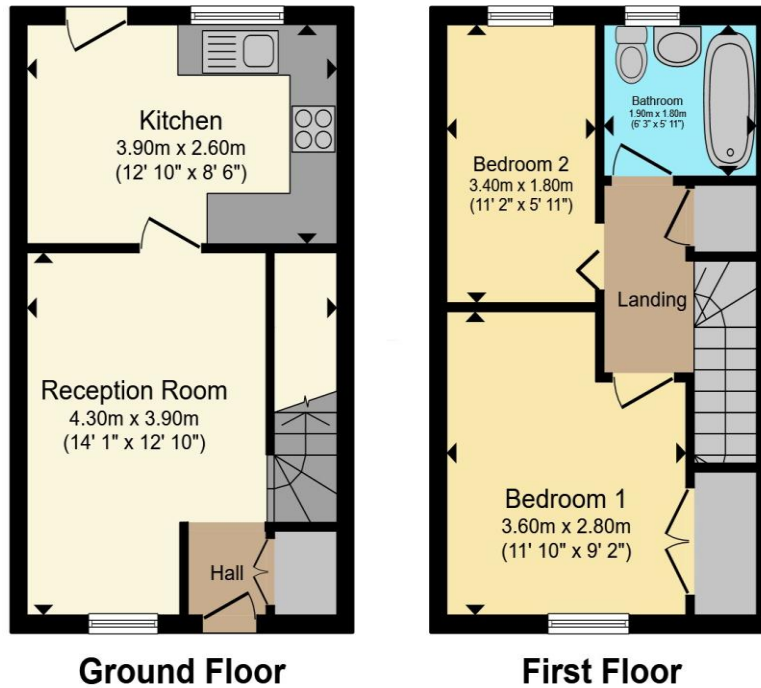
**Bedroom Two** - 11' 2" x 5' 11" ( 3.40m x 1.80m )

**Bathroom**

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## Floorplan



Total floor area 55.3 m<sup>2</sup> (595 sq.ft.) approx

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