



46 Pen Llwyn, Bridgend – CF31 5AZ
Bridgend

£210,000

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Welcome to this inviting two bedroom semi detached house, perfect for first time buyers or anyone looking for a smart investment opportunity. Step inside and you'll find a bright and airy living space that flows into the kitchen and dining area. There's a handy downstairs WC for guests, while upstairs you'll find two comfortable bedrooms and a family bathroom. The property offers plenty of storage, including a garage and driveway parking. The layout is practical and welcoming, with neutral décor throughout so you can easily make it your own. Whether you're starting out on the property ladder or looking to expand your portfolio, this home ticks all the boxes for convenience, comfort and location. Don't miss your chance to view this fantastic property. Book your appointment today and see for yourself what makes this house such a great find.

- Two bedroom semi detached house
- Downstairs WC and first floor bathroom
- Kitchen / diner
- Enclosed rear garden
- Driveway parking and garage
- Ideal first time purchase or investment opportunity





Entrance

Via part glazed and frosted front door into the entrance hall.

Entrance hall

4' 9" x 3' 0" (1.45m x 0.92m)

Textured ceiling with centre light, papered walls and fitted carpet. Wall mounted electric consumer box. Doors leading to the downstairs WC and lounge.

Downstairs WC

4' 8" x 3' 3" (1.43m x 1.00m)

Textured ceiling with centre light, tiling to the splash back areas and vinyl flooring in tile effect. Two piece suite comprising low level WC and wall mounted ceramic sink with chrome taps. Radiator and frosted PVCu double glazed window overlooking the front of the property.

Lounge

13' 10" x 13' 7" (4.21m x 4.15m)

Textured ceiling with centre light, papered walls, fitted carpet, stairs leading to the first floor and door leading to the kitchen/diner. PVCu double glazed window overlooking the front of the property and radiator.

Kitchen/diner

13' 10" x 7' 9" (4.22m x 2.37m)

Textured ceiling with two centre lights, tiling to the splash backs areas and vinyl flooring. A range of base and wall units in shaker style with complementary wood effect roll top work tops. Space for under counter fridge and washing machine. Stainless steel sink with chrome taps, integrated electric oven and four ring gas hob with overhead extractor. Wall mounted gas combination boiler and space for dining table and chairs. PVCu double glazed window overlooking the rear of the property and part glazed door with double glazed side panel leading out to the rear garden.



Landing

Textured ceiling with centre light, access to the loft, papered walls and fitted carpet. PVCu double glazed window overlooking the side of the property. Doors leading to two bedrooms, family bathroom and airing cupboard.

Family bathroom

6' 6" x 5' 11" (1.98m x 1.80m)

Textured ceiling with centre light and extractor fan, full height tiling to the splash backs and vinyl flooring in tile effect. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps, bath with chrome taps and overhead mixer shower and folding glass screen. Frosted PVCu double glazed window overlooking the rear and radiator.

Bedroom 1

10' 7" x 9' 11" (3.22m x 3.03m)

Measurements are to the wardrobes. Textured ceiling with centre light, papered walls, fitted carpet, radiator, PVCu double glazed window to the front with lovely panoramic views. Built in storage cupboard.

Bedroom 2

11' 9" x 7' 8" (3.58m x 2.34m)

Textured ceiling with centre light, radiator, fitted carpet and PVCu double glazed window overlooking the rear.

Outside

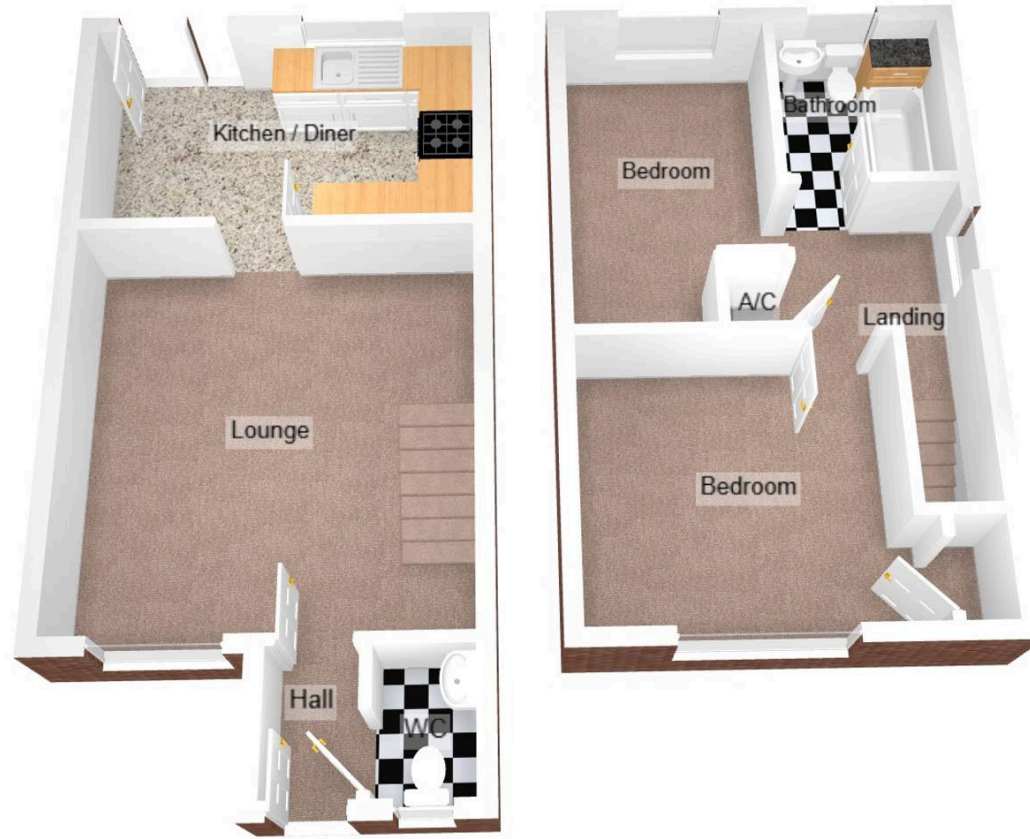
Driveway parking side by side for 2 vehicles to the front leading to an integral garage accessed via a traditional up and over door. Steps leading to the front door, area of decorative stone to the side. Good sized enclosed and private rear garden, laid to lawn with mature shrubbery.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



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