



Rushfield Gardens, offers over £180,000

- 2 bedroom semi-detached
- Carport for 2 vehicles
- Close to Princess of Wales Hospital
- Ensuite In Master Bedroom
- Ideal first time buy
- EPC Rating: C
- Council Tax Band: C



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About the property

Situated within the highly sought-after location of Rushfield Gardens, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, hospital workers, or investors seeking a buy-to-let property in a convenient and desirable area.

The property enjoys a prime position within close proximity to the Princess of Wales Hospital, Bridgend town centre, and a range of local shops, amenities, and transport links, making it ideally suited for those seeking both comfort and convenience.

Internally, the home is well maintained and offers spacious, well-proportioned accommodation throughout. The ground floor briefly comprises a welcoming entrance area leading into a bright and comfortable living space, with access through to a well-appointed kitchen area providing ample storage and workspace.

To the first floor are two generously sized bedrooms with ensuite to master, along with a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking along with a carport, offering additional sheltered parking or storage. The outdoor space provides a pleasant setting for relaxing or entertaining.

This attractive home offers a fantastic opportunity for those looking to step onto the property ladder, for hospital staff wishing to live within easy reach of work, or for investors looking to capitalise on the strong rental demand in the area.





Accommodation

Entrance Porch

Reception Room

14' 7" max plus bay x 12' 7" max (4.45m max plus bay x 3.84m max)

Kitchen

12' 7" x 7' 3" (3.84m x 2.21m)

First Floor

Landing

Bedroom One

12' 7" max x 9' 11" max (3.84m max x 3.02m max)

Ensuite

Bedroom Two

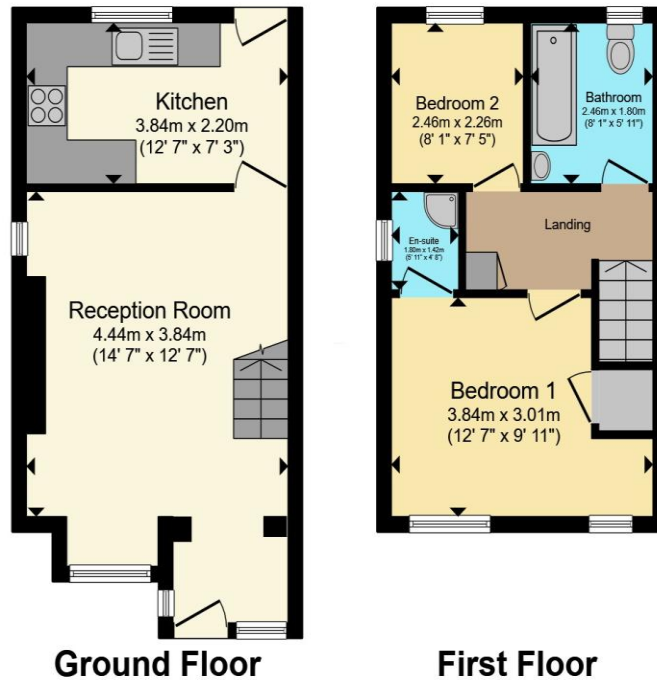
8' 1" x 7' 5" (2.46m x 2.26m)

Bathroom

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Floorplan



Total floor area 55.1 m² (593 sq.ft.) approx

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.propertybox.io

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