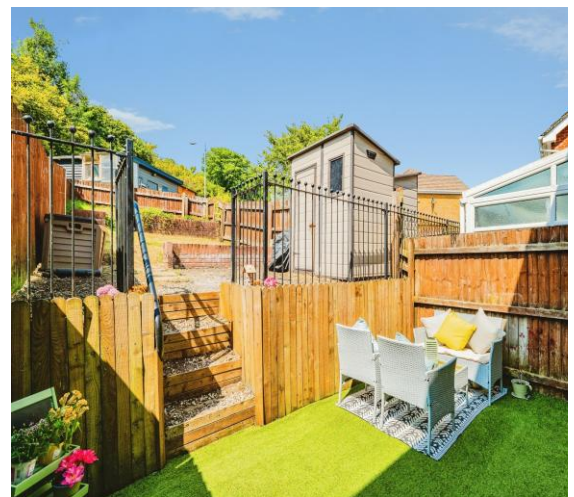




Cwrt Pant Yr Awel, offers in the region of £170,000

- Well presented 2 bedroom mid-terraced
- Driveway to the front for parking
- Downstairs Cloakroom
- Ideal First time buy
- Small modern development
- EPC Rating: C



 2  2  1



About the property

Nestled within the popular residential development of Cwrt Pant Yr Awel, Lewistown, Bridgend, this attractive two-bedroom mid-link home occupies a pleasant position within a quiet cul-de-sac, offering modern and comfortable living throughout.

The property benefits from allocated off-road parking and is accessed via a welcoming entrance hallway. The ground floor accommodation comprises a convenient cloakroom/WC, a contemporary fitted kitchen with integrated appliances and space for dining, together with a generously sized lounge to the rear enjoying an abundance of natural light and French doors opening onto the garden.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom fitted with a modern white suite.

Outside, the rear garden has been thoughtfully maintained and features a paved seating area, ideal for outdoor entertaining, with steps leading to a lawned section.





Accommodation

Entrance Hall

Kitchen/Diner

14' 1" x 7' 3" (4.29m x 2.21m)

Reception Room

13' 9" x 8' 10" (4.19m x 2.69m)

W.C.

First Floor

Landing

Bedroom One

13' 9" max x 13' 1" max (4.19m max x 3.99m max)

Bedroom Two

10' 2" x 6' 11" (3.10m x 2.11m)

Bathroom

Agent Note

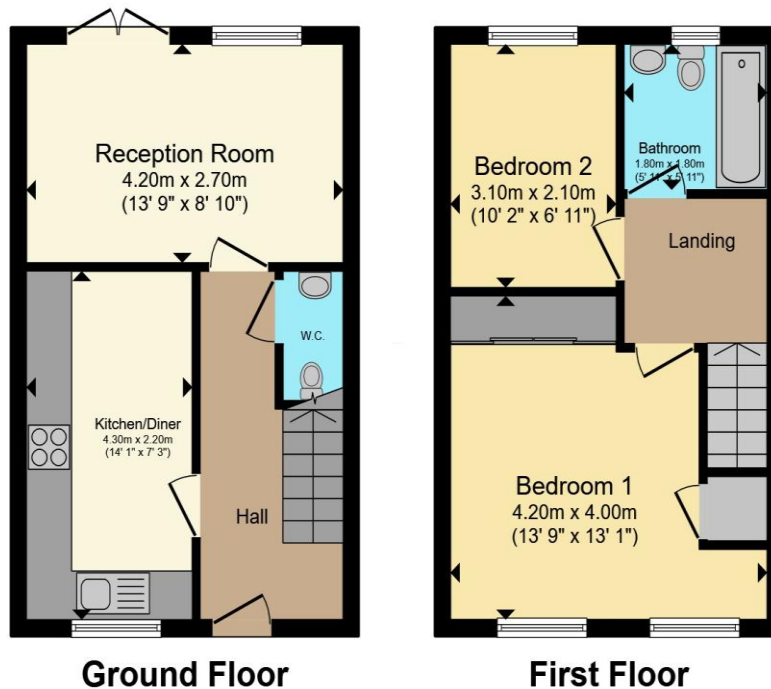
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the

required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 59.6 m² (642 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

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