



## 26 Hillsboro, Bridgend

£135,000 Leasehold

LEASEHOLD GROUND FLOOR FLAT • TWO DOUBLE BEDROOMS • SPACIOUS LOUNGE • MODERN KITCHEN WITH ACCESS TO GARDEN • WALKING DISTANCE TO BRIDGEND TOWN CENTRE • CLOSE TO LOCAL AMENITIES, PUBLIC TRANSPORT AND M4 CORRIDOR • SHOWER ROOM • NO ONGOING CHAIN • ON STREET PARKING • CALL TODAY TO VIEW ON 01656 750764

**DanielMatthew**  
ESTATE AGENTS





Spacious 2-Bed Ground Floor Flat near Bridgend Town Centre. Ideal for commuters & first-time buyers. Lounge, kitchen, shower room. Rear garden, shared side access, on-street parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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### **Porch**

Enter via UPVC double glazed obscured door with obscured window leading into Porch, textured ceiling with coving, papered walls, fitted carpet, door leading into hallway.

### **Hallway**

Textured ceiling with coving, plain walls, fitted carpet, wall mounted electric consumer unit, Two storage cupboards one housing plumbing for washing machine, doors leading into all rooms.

### **Lounge**

UPVC double glazed window to front aspect, textured ceiling, plain walls with one feature papered wall, fitted carpet, radiator.

### **Kitchen**

UPVC double glazed window to rear aspect, and obscured window to side aspect, UPVC double glazed obscured door leading to shared pathway leading to rear garden, textured ceiling with coving, partially textured and tiled walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with mixer tap, space for fridge/freezer and electric/gas cooker.





**Shower Room**

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, fitted carpet, three piece suite comprising corner shower cubicle with electric shower, low level WC and floating wash hand basin inset into vanity unit.

**Bedroom One**

UPVC double glazed window to rear aspect, textured ceiling with coving, plain wall with one featured papered walls, fitted carpet, storage cupboard and built in fitted wardrobes, radiator.

**Bedroom Two**

UPVC double glazed window to front aspect, textured ceiling and coving, plain and papered walls, fitted carpet, radiator.

**Garden**

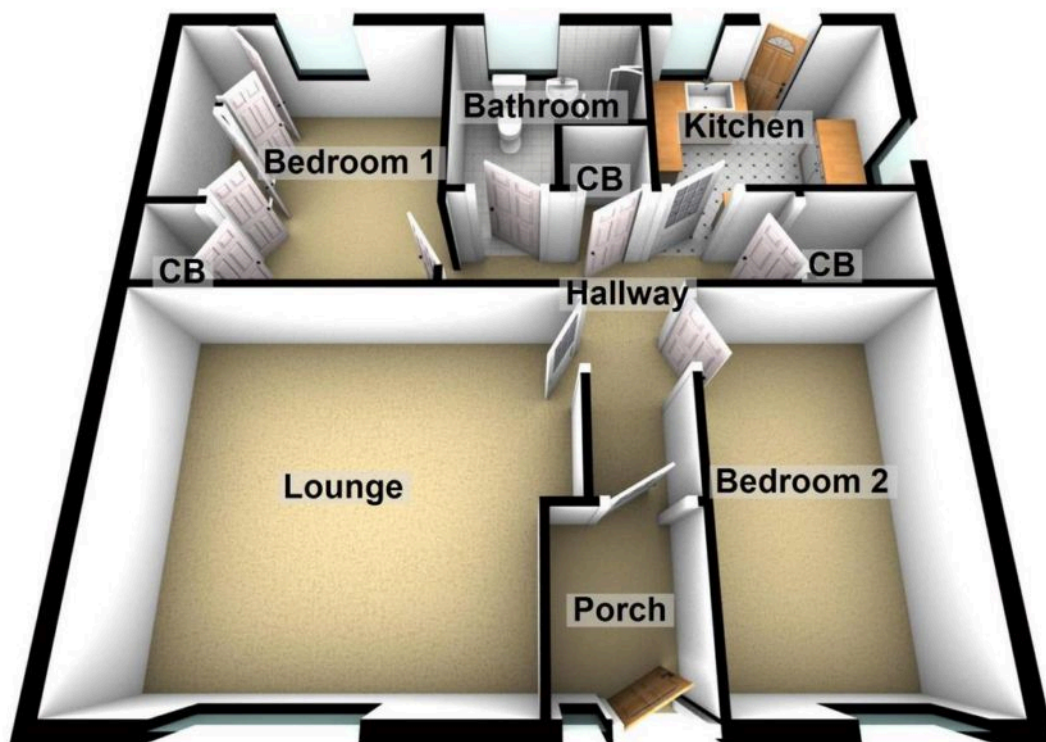
Private rear garden, mostly laid to lawn with brick boundaries, pathway leading to rear of the garden, shared side access and outhouse.











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