



6 Church Bell Sound, Bridgend – CF31 4QH
Bridgend

Offers in Region of **£127,000**

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Welcome to this fantastic two bedroom flat, perfectly situated in a sought after development and ready for you to move straight in. With no onward chain, the process is made simple and stress free, whether you are a first time buyer, looking to downsize, or searching for a solid investment opportunity. The flat offers a bright and welcoming living space, with a modern fitted kitchen, and two generously sized bedrooms that provide plenty of flexibility for guests, a home office, or your own personal retreat. You'll love the convenience of being close to local amenities, making shopping, dining, and commuting a breeze. The development itself is well regarded in the area, so you can feel confident in your new purchase. With neutral décor throughout, the flat is a blank canvas, ready for you to add your own style and personality. Whether you are taking your first step onto the property ladder, or looking for a property with great rental potential, this flat ticks all the boxes. Don't miss out on the chance to make this lovely place your new home.

- Ready to move into
- Sought after development
- Close to local amenities
- No chain
- Ideal first time or investment purchase
- Designated parking space





Entrance

Via wooden door into entrance hall.

Entrance hall

Emulsion walls and ceiling, centre light, UPVC window, radiator, and fitted carpet.

Kitchen / Lounge

17' 5" x 14' 1" (5.31m x 4.29m)

Emulsion ceiling and walls, range of wall and base units with tiled splash backs, integrated oven, part fitted lino and part fitted carpet, pendant lights, four UPVC double windows, spaces for washing machine and dishwasher, space for fridge-freezer, and radiator.

Bathroom

9' 5" x 5' 1" (2.88m x 1.55m)

Three piece suite comprising of bath with overhead shower and half height tiles, low level WC, and hand wash basin. Emulsion ceiling and walls, centre light, tiled floor, and radiator.

Bedroom one

12' 10" x 8' 5" (3.92m x 2.56m)

Emulsion ceiling and walls, centre light, carpet, UPVC window, radiator, and built in wardrobes.



Bedroom two

8' 6" x 7' 1" (2.58m x 2.16m)

Emulsion ceiling and walls, centre light, carpet, UPVC window, and radiator.





Payton Jewell Caines

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.