



South Street offers over £180,000

- Off Street Parking for Numerous Cars
- Perfect First Time Purchase
- Open Plan Living/Dining Room
- Easy To Maintain Rear Courtyard
- Central location
- EPC Rating: D
- Council Tax Band: B



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About the property

Situated in a highly convenient location just a short distance from Bridgend Town Centre, this well-presented two-bedroom end-of-terrace property offers an excellent opportunity for first-time buyers looking to take their first step onto the property ladder.

The accommodation comprises an inviting open-plan lounge/dining room, providing a versatile and sociable living space ideal for both relaxing and entertaining. The property further benefits from a fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Externally, one of the standout features of this home is the generous parking provision, with ample space to accommodate numerous vehicles, a rare advantage for a property in such a central location.

Conveniently positioned close to a range of local amenities, shops, schools and transport links, this property combines practicality with comfortable living and is perfectly suited to first-time purchasers, investors or those looking to downsize

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



Accommodation

Kitchen

9' 7" x 8' 7" (2.92m x 2.62m)

Lounge

20' 4" x 9' 10" (6.20m x 3.00m)

Conservatory

10' 5" x 7' 3" (3.17m x 2.21m)

Bedroom 1

12' 6" x 11' 3" (3.81m x 3.43m)

Bedroom 2

9' 8" x 8' 7" (2.95m x 2.62m)

Bathroom

9' 2" x 5' 5" (2.79m x 1.65m)

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.

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Floorplan



Total floor area 68.5 m² (738 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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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.

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