



## Wigan Terrace, £170,000

- Sold With No Ongoing Chain
- Garage to the rear
- Open Plan Living/Dining Room
- Separate Utility and WC
- Council Tax Band B
- EPC Rating: Awaited



3 1 1



## About the property

Situated on the popular Wigan Terrace, Bridgend, this spacious extended mid-terrace home is offered for sale with no onward chain, making it an ideal opportunity for first-time buyers, young families or buy-to-let investors.

The accommodation is well presented and thoughtfully arranged, beginning with a separate entrance hallway leading into a generous open-plan lounge and dining area. To the rear is a fitted kitchen, which further benefits from access to a lean-to conservatory to the side. A small rear hallway provides entry to a separate utility room and a downstairs cloakroom/WC, adding to the home's practicality and appeal.

To the first floor, the property offers three bedrooms, comprising a large double bedroom overlooking the rear garden, a further good-sized double, and a single third bedroom. Completing the accommodation is a four-piece family bathroom, fitted with a bath, separate double shower, wash hand basin and WC.

Externally, the property enjoys a low-maintenance rear garden, perfect for relaxing or entertaining, along with the added benefit of a garage with rear lane access. Conveniently located, the property offers easy access to the M4 motorway, Bridgend Designer Outlet, the Princess of Wales Hospital, and is within close proximity to local schools, shops and amenities.

Early viewing is highly recommended.





## Accommodation

### Entrance Hall

**Reception Room** - 21' 4" x 11' 6" ( 6.50m x 3.51m )

**Kitchen** - 9' 10" x 9' 2" ( 3.00m x 2.79m )

**Lean To Conservatory** - 9' 2" x 5' 7" ( 2.79m x 1.70m )

### Rear Hall

### W.C.

**Utility Room** - 5' 11" x 5' 7" ( 1.80m x 1.70m )#

### First Floor

### Landing

**Bedroom One** - 17' 9" x 9' 2" ( 5.41m x 2.79m )

**Bedroom Two** - 12' 6" x 8' 6" ( 3.81m x 2.59m )

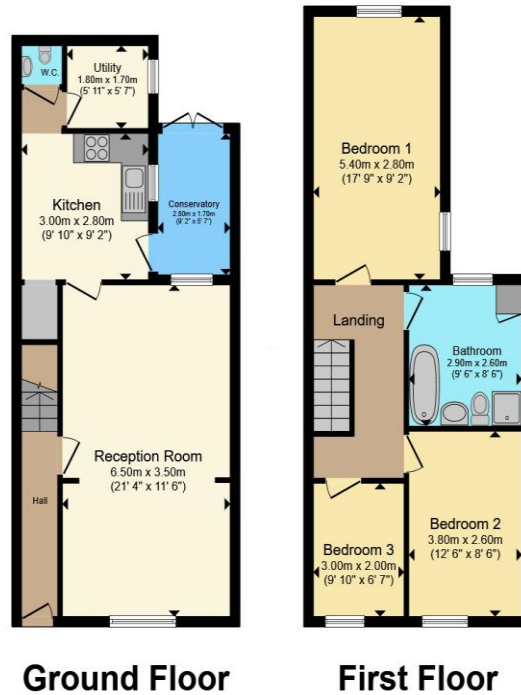
**Bedroom Three** - 9' 10" x 6' 7" ( 3.00m x 2.01m )

### Bathroom

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## Floorplan



Total floor area 97.2 m<sup>2</sup> (1,047 sq.ft.) approx

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