



## Newcastle Hill, offers over £150,000

- Two Double Bedrooms
- Walking Distance to Town Centre
- No Onward Chain
- Council Tax band C
- Open-Plan Kitchen/Dining Room
- EPC Rating: C



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## About the property

Situated on the ever-popular Newcastle Hill, just a short walk from Bridgend Town Centre, this charming two-bedroom mid-terrace home is offered for sale with no ongoing chain, making it an ideal opportunity for first-time buyers or a buy-to-let investor.

The property offers well-presented accommodation throughout and briefly comprises a separate living room featuring a cast-iron feature fireplace, creating a cosy and characterful space. To the rear, there is a bright and spacious open-plan dining room leading into a modern fitted kitchen, ideal for entertaining and day-to-day living.

Upstairs, you'll find two generously sized double bedrooms, along with a well-appointed four-piece family bathroom, offering both a bath and separate shower for added convenience.

To the rear is a low-maintenance garden with a brick-built outbuilding, originally used as an outside toilet, providing useful storage potential. The home further benefits from new PVC double glazing throughout and gas central heating.

Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.





## Accommodation

### Living Room

13' 2" max x 11' 4" max ( 4.01m max x 3.45m max )

### Lounge/Diner

11' 7" x 10' ( 3.53m x 3.05m )

### Kitchen

11' 2" x 8' 11" ( 3.40m x 2.72m )

### First Floor

### Landing

### Bedroom One

11' 8" max x 11' 1" max ( 3.56m max x 3.38m max )

### Bedroom Two

11' 3" x 7' 11" ( 3.43m x 2.41m )

### Kitchen

## Floorplan



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