



David Street

£110,000

- 2 Bedroom Mid Terraced
- No Ongoing Chain
- Stunning Mountain and Valley views
- Council Tax Band A
- Rear garden with rear access
- EPC Rating: D



2 1 1



About the property

Positioned in an elevated setting on David Street, Blaengarw, this charming two-bedroom property is offered to the market chain-free and enjoys stunning open views across the valley and surrounding mountains, with no properties directly opposite to obstruct the outlook.

The ground floor comprises a spacious open-plan living and dining area, providing ample space for both relaxation and entertaining. The generously sized kitchen sits to the rear of the property and offers access to the rear garden, which further benefits from rear lane access. To the first floor, there are two bedrooms along with a well-proportioned bathroom fitted with wet-room flooring and an accessible shower. The property previously a rental offers an excellent opportunity for purchasers to personalise and add value.

The home is also well placed for picturesque countryside walks and nearby amenities, making it an ideal choice for those seeking a peaceful location with character and potential and Ideally located just a short distance from the historic Glen Garw and Ocean Colliery pithead markers.





Accommodation

Entrance Porch

Lounge/Diner

20' x 11' 10" (6.10m x 3.61m)

Kitchen

14' 9" x 8' 2" (4.50m x 2.49m)

First Floor

Landing

Bedroom One

14' 9" max x 11' 10" max (4.50m max x 3.61m max)

Bedroom Two

8' 6" x 7' 7" (2.59m x 2.31m)

Shower Room

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

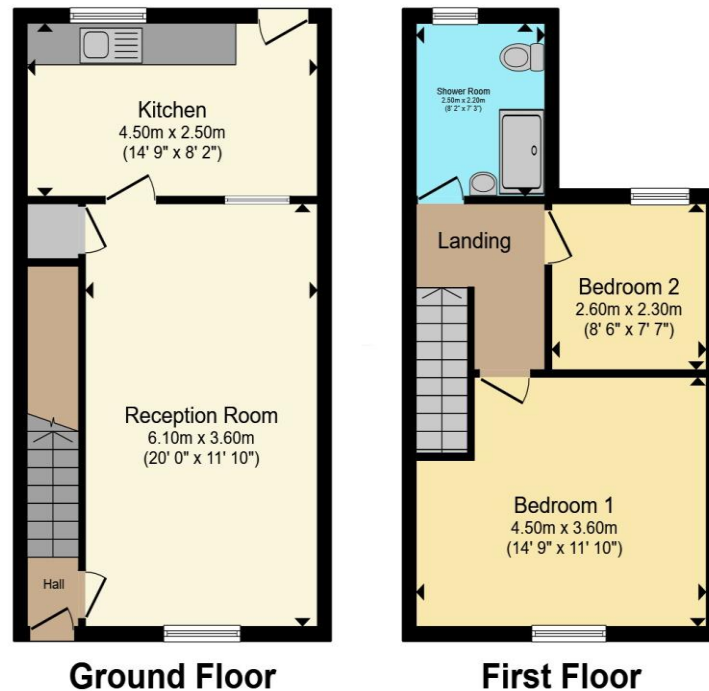
these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 657201

bridgend@peteralan.co.uk



Floorplan



Total floor area 71.8 m² (773 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



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

