



## Rowans Lane, Bryncethin, Bridgend

£185,000

Council Tax: B

Tenure: Freehold



This two-bedroom semi-detached house is offered \*\*for sale\*\* in Bryncethin, near Bridgend, in a location noted for its access to public transport, local amenities, green spaces and cycling routes. Neutrally decorated throughout, the property includes one reception room, one kitchen and one bathroom, providing a straightforward layout suited to first-time buyers. Externally, there is a garden and parking.

The property is well placed for everyday facilities in Bryncethin and the wider Bridgend area, including local shops and services. Nearby green spaces and established cycling routes offer opportunities for outdoor recreation.

Public transport connections are a notable benefit. Bridgend railway station, a short drive away, provides regular services to Cardiff (around 20–25 minutes) and Swansea (around 35–40 minutes), making the property a practical base for commuting. Bus routes serving Bryncethin link into



- Two-bedroom semi-detached house
- Neutrally decorated throughout
- Private garden and parking
- Quick commute to Cardiff
- Close to shops and amenities
- Ideal for first-time buyers
- Cul-de-sac location
- Excellent public transport links
- Accessible cycling and walking routes
- Near schools and leisure options