



## South Street

**£187,000**

- Off Street Parking For Numerous Cars
- Perfect First Time Purchase
- Open Plan Living/Dining Room
- Easy To Maintain Rear Court Yard
- 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 )

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## Floorplan

## 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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