



**£800 pcm**

**Merthyr Mawr Road, CF31**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 0**

**Convenient access to the M4**

**Ample Storage throughout the property**

**Impressive view from the new double-sash windows**

**South side of Bridgend**

**Viewings highly recommended**

**First Manor Property**  
Unit 1B, Merthyr Mawr Business Units, Merthyr Mawr, CF32 0LS  
| 44 2922 947 529  
Website:



First Manor Property is delighted to offer this light and airy second-floor apartment, located on the sought-after Preswylfa Court in the south side of Bridgend. Accessed via Merthyr Mawr Road, the property features picturesque "village green" views.

The apartment is ideally situated within walking distance of Newbridge Fields, local schools, and Bridgend town centre, while also offering excellent commuter access via Junction 35 of the M4. The building is accessed at the rear, opposite a well-lit allocated parking area, via an internal stairway. Both the apartment and the surrounding neighborhood offer a peaceful and tranquil atmosphere.

The interior includes an open-plan living area with new windows and a kitchen equipped with a fridge-freezer, electric oven, induction hob, and washer-dryer. The well-proportioned bedroom features a double bed with a pocket-sprung memory-foam mattress, built-in twin wardrobes with ample storage, and double-sash windows. The bathroom includes a double-ended bath with an over-bath shower and a dual-voltage electric shaving point. Additionally, the property benefits from full gas central heating and a combi-boiler.

