



Phyllis Avenue

Bridgend, CF31 3DD

£195,000



This two-bedroom terraced house is for sale in Bridgend, offering neutrally decorated accommodation with two reception rooms, one kitchen and two bathrooms, as well as a garden and single garage. It is likely to appeal to first-time buyers seeking an urban location with access to local amenities.

The property is situated within reach of Bridgend town centre, where you will find a range of shops, supermarkets, cafés and essential services. Nearby schools serve the local area, providing options for primary and secondary education.

Public transport links are available from Bridgend railway station, which offers services to Cardiff in around 20–25 minutes and Swansea in approximately 30–35 minutes, making it suitable for commuting or leisure travel. Local bus routes operate through the town and surrounding residential areas, connecting to neighbouring communities and retail parks.

Green spaces such as local parks and playing fields are accessible within the wider Bridgend area, offering opportunities for walking and recreation. Road links via the A473 and M4 provide routes towards Cardiff, Swansea and further afield. The combination of location, layout and outside space makes this terraced house a practical option for those looking to buy in Bridgend.



General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

Hallway

with tiled flooring, skimmed / papered walls and papered ceiling which are covered with central lighting, stairs to first floor, radiator, front door, open to dining area.

Living Room 12'5" x 10'6" (3.78m x 3.20m)

with carpets, skimmed walls and papered ceiling which is covered with central lighting, radiator, bay window to front, wood fire surround with marble hearth and back panel and electric fire.

Dining Room 16'5" x 11'1" (5.00m x 3.38m)

with varnished original floorboards, skimmed walls and papered ceiling which is covered with central lighting, radiator, door to rear, under stair cupboard.

Kitchen 9'11" x 9'1" (3.02m x 2.77m)

Tiled effect flooring, skimmed walls & papered ceiling which is covered with central light fittings, radiator, selection of base and wall units in white with marble effect worktops, sink and drainer with mixer tap, electric oven, hob and hood, window to rear, door to rear hallway.

Shower Room

Tile effect flooring, skimmed walls and textured ceiling with central lighting, two windows to rear, radiator, 2 piece white suite with wc and hand wash basin, corner shower cubicle with thermostatic shower and glass screen.

Landing

with carpets, skimmed / papered walls and papered ceiling which is covered with central light fitting, wood balustrade with spindles, doors to;

Bedroom 1 15'1" x 10'7" (4.60m x 3.23m)

carpets, with skimmed walls and papered ceiling which is covered with central lighting, radiator, two windows to front, airing cupboard.

Bedroom 2 11'4" x 10'6" (3.45m x 3.20m)

carpets, with skimmed walls and papered ceiling which is covered with central lighting, radiator, window to rear, two built in wardrobes.

Bathroom 9'4" x 9'1" (2.84m x 2.77m)

Tile effect flooring, skimmed walls and textured ceiling with central lighting, window to rear, radiator, 3 piece white suite with wc and hand wash basin and bath, separate walk in shower cubicle with thermostatic shower and glass screen.

Gardens

Front enclosed garden with wall and iron gate, block paved path and slabs to front.

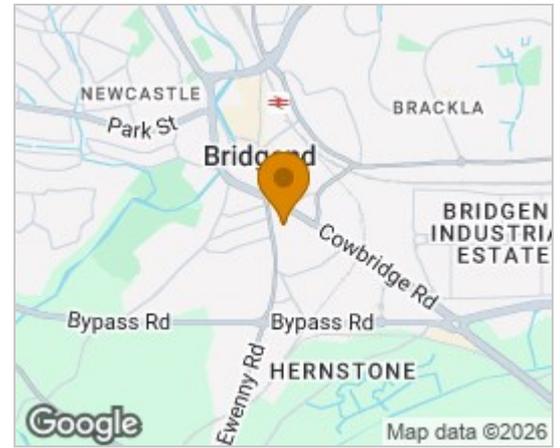
Enclosed rear garden with patio against house extending to lawn with side borders and concrete path to rear. Summer house and rear single garage with power and lighting, rear lane access.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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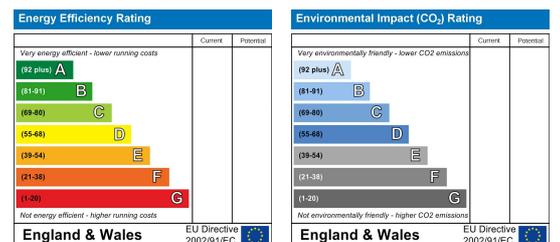
Area Map



Floor Plans



Energy Efficiency Graph



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