



## Cae Coed Erw, offers over £180,000

- Garden Room With Electric
- Perfect First Time Purchase
- Off Street Parking & Side Access
- Council Tax Band B
- Ideal First time buy or buy to let
- EPC Rating: Awaited



 2
  1
  1





## About the property

Situated in the highly sought-after Brackla area of Bridgend, this well-presented and generously proportioned two-bedroom end-of-terrace home offers an additional outdoor garden room/office complete with electricity, ideal for first-time buyers, families, or investors.

Ideally located within close proximity to both primary and secondary schools and just a short drive from Bridgend Town Centre, the property also boasts excellent commuter links, with convenient access to the M4.

Inside, the accommodation is well-presented and welcoming throughout, featuring a modern fitted kitchen, two well-sized bedrooms, and a contemporary family bathroom.

Externally, the home benefits from a front driveway providing off-road parking and a spacious rear garden, perfect for entertaining, gardening, or simply relaxing outdoors.

Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.







## Accommodation

### Entrance Hall

### Lounge

17' 7" x 11' 7" ( 5.36m x 3.53m )

### Kitchen

11' 7" x 7' 6" ( 3.53m x 2.29m )

### First Floor

### Landing

### Bedroom One

13' 3" x 8' 7" ( 4.04m x 2.62m )

### Bedroom Two

11' 2" x 6' 5" ( 3.40m x 1.96m )

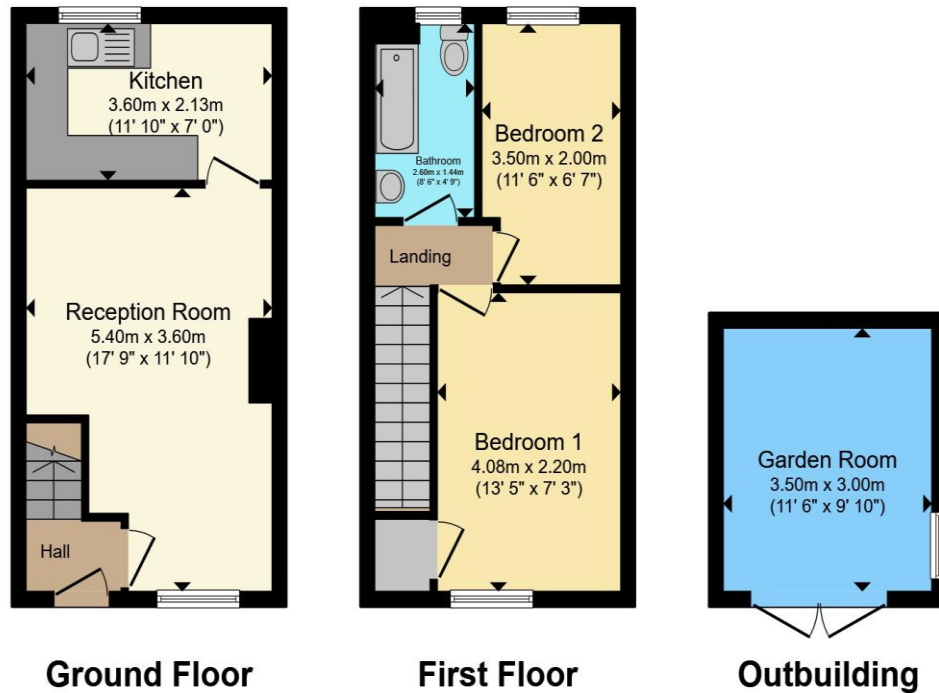
### Bathroom

01656 657201

bridgend@peteralan.co.uk



## Floorplan



Total floor area 64.4 m<sup>2</sup> (693 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](http://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

