



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



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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)

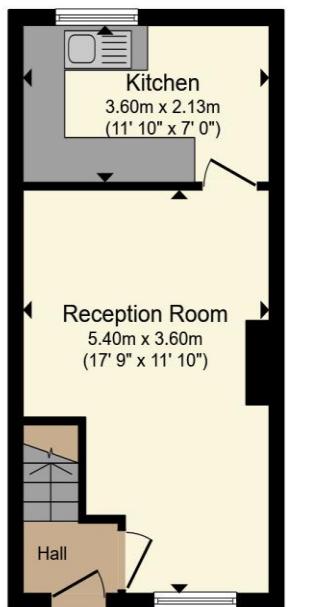
Bathroom

01656 657201

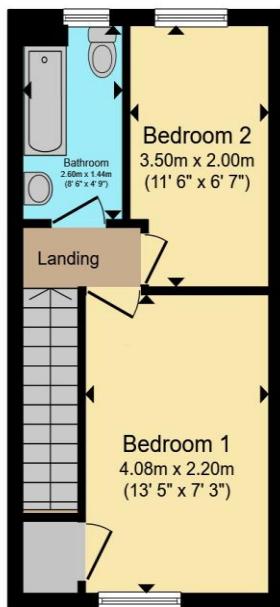
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Floorplan



Ground Floor



First Floor



Outbuilding

Total floor area 64.4 m² (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

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