

LEASEHOLD



Flat/Apartment (EPC Rating:)

11A BAKERS WAY, BRIDGEND, CF32 9RJ

Offers Over

£129,995



2 Bedroom Flat/Apartment located in Bridgend

Osborne Estates are pleased to present this beautifully presented and extensively renovated two-bedroom apartment, ideally located in Bryncethin, Bridgend. This modern home offers stylish open-plan living, creating a bright and spacious feel throughout. Boasting two larger-than-average bedrooms and a generous garden area, this property is perfect for first-time buyers, downsizers or investors alike.

Front

Access to the first-floor apartment is via a secure gated entrance, leading to a PVCu double glazed front door, providing both privacy and added security.

Lounge

A stylish and modern lounge featuring a contemporary media wall with electric fire, smooth plastered walls and laminate flooring. The space offers an open-plan layout, seamlessly leading into the kitchen and utility area, ideal for modern living.

Lounge.

Image 2

Kitchen

A modern, well-appointed kitchen featuring a range of contemporary wall and base units with heat-resistant work surfaces and inset sink with drainer. The addition of a stylish kitchen island provides the perfect space for dining and socialising.

Utility Area

A practical utility area with heat-resistant work surfaces, providing additional space for appliances and everyday household tasks.

Inner Hallway

An inner hallway with laminate flooring, complemented by stylish oak doors leading to the bedrooms.

Bedroom 1

Bedroom one features a PVCu double glazed window, allowing for plenty of natural light, and is finished with fitted carpet for added comfort.

Bedroom 2

Bedroom two features a PVCu double glazed window, allowing for plenty of natural light, and is finished with fitted carpet for added comfort.

Bedroom 2.

Image 2

Bathroom

This modern bathroom is finished to a high standard, featuring contemporary fittings and a clean, neutral design. It includes a full-size bath with overhead rainfall shower, a sleek vanity unit with integrated basin, and a low-level WC. Stylish tiled walls and contrasting dark flooring create a sophisticated look, while the window allows for natural light and ventilation, making the space both bright and practical.

Garden Storage

A generous rear garden, mainly laid to lawn and enclosed for privacy, offering excellent outdoor space. The garden also benefits from two useful storage sheds, ideal for additional storage or gardening equipment.

Rear Garden

A generous rear garden offering excellent potential, mainly laid to lawn and enclosed for privacy. This outdoor space provides a great opportunity for landscaping and is ideal for families, entertaining or simply enjoying the outdoors.



TONYPANDY | 97A DUNRAVEN STREET, TONYPANDY, CF40 1AR

Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

