



Cae Siwsan £170,000

- Allocated Parking Space
- Detached Garage
- No Ongoing Chain
- Close To Local Shops, Schools & Transport Links
- EPC Rating: C
- Council Tax Band: B



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About the property

Situated in a popular residential area of Brackla, Bridgend, this well-presented two-bedroom end-of-terrace home offers an ideal opportunity for first-time buyers, young families, or investors alike.

The accommodation comprises an inviting entrance hallway leading to a spacious lounge, providing a comfortable space for relaxation and entertaining. The modern fitted kitchen offers a range of wall and base units with ample worktop space and room for dining.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom fitted with a three-piece suite.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor enjoyment, together with the added advantage of being an end-of-terrace position, providing additional privacy and outdoor space. The property is conveniently located within easy access of local schools, shops, amenities, and excellent transport links, including Junction 36 of the M4.

Early viewing is highly recommended to appreciate all that this attractive home has to offer. All viewings to be arranged through Peter Alan on 01656 657201.



Accommodation

Recp Room

18' 1" x 11' 10" (5.51m x 3.61m)

Kitchen

11' 10" x 6' 11" (3.61m x 2.11m)

First Floor

Landing

Bedroom 1

13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom 2

11' 6" x 5' 11" (3.51m x 1.80m)

Bathroom

8' 2" x 5' 3" (2.49m x 1.60m)

Garage

Agent Note

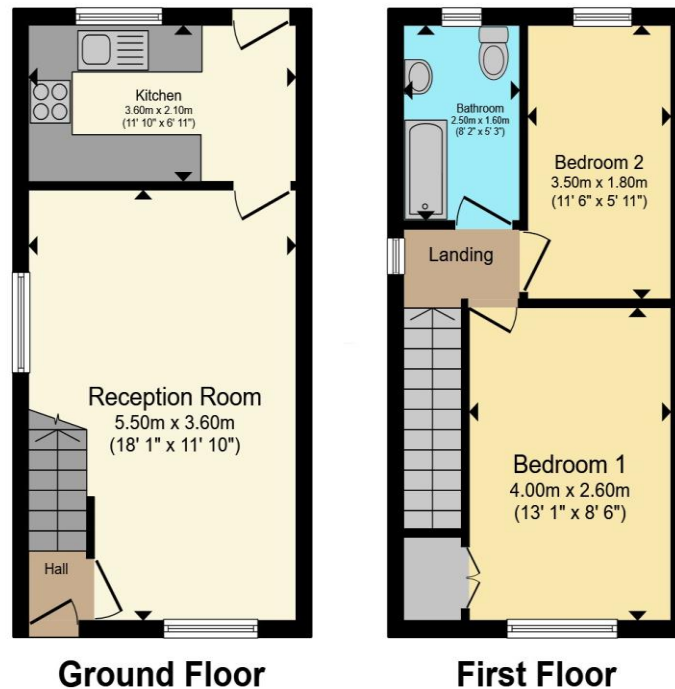
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 55.9 m² (601 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



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.

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