



## Victoria Buildings, offers over £140,000

- No Ongoing Chain
- Popular village location in Coytrahen, Bridgend
- Low-maintenance tiered rear garden with stunning rear views
- Ideal first-time purchase, investment, or downsizing opportunity
- Convenient access to Bridgend town centre, the M4 motorway, and major transport links
- EPC Rating: Awaited Council Tax Band: B



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## About the property

Situated in the sought-after village of Coytrahen, Bridgend, this beautifully presented two-bedroom mid-terrace property is offered to the market with no ongoing chain and provides spacious and stylish accommodation throughout. An ideal purchase for first-time buyers, professional couples, those looking to downsize, or buy The property is entered via a welcoming entrance hall which leads into a comfortable lounge positioned to the front of the home. The lounge opens through to a spacious kitchen/dining room, creating a fantastic open-plan living space perfect for modern family life and entertaining. The well-equipped kitchen offers ample storage and workspace, while to the rear of the property there is a useful utility area with space for a washing machine and tumble dryer, providing access to the rear garden. To the first floor, there are two generously sized bedrooms together with a bright and contemporary family bathroom, finished to a modern standard. Externally, the property benefits from a low-maintenance tiered rear garden, complete with seating areas that provide the ideal setting for relaxing and enjoying the stunning views to the rear.







## Accommodation

### Entrance Hall

### Reception Room

12' 10" max x 10' 6" max ( 3.91m max x 3.20m max )

### Kitchen/Diner

14' 9" x 9' 2" ( 4.50m x 2.79m )

### Utility Room

6' 11" x 4' 3" ( 2.11m x 1.30m )

### First Floor

### Bedroom One

11' 6" plus recess x 10' 2" max ( 3.51m plus recess x 3.10m max )

### Bedroom Two

9' 6" x 8' 2" ( 2.90m x 2.49m )

### Bathroom

6' 11" x 6' 7" ( 2.11m x 2.01m )

### Agent Note

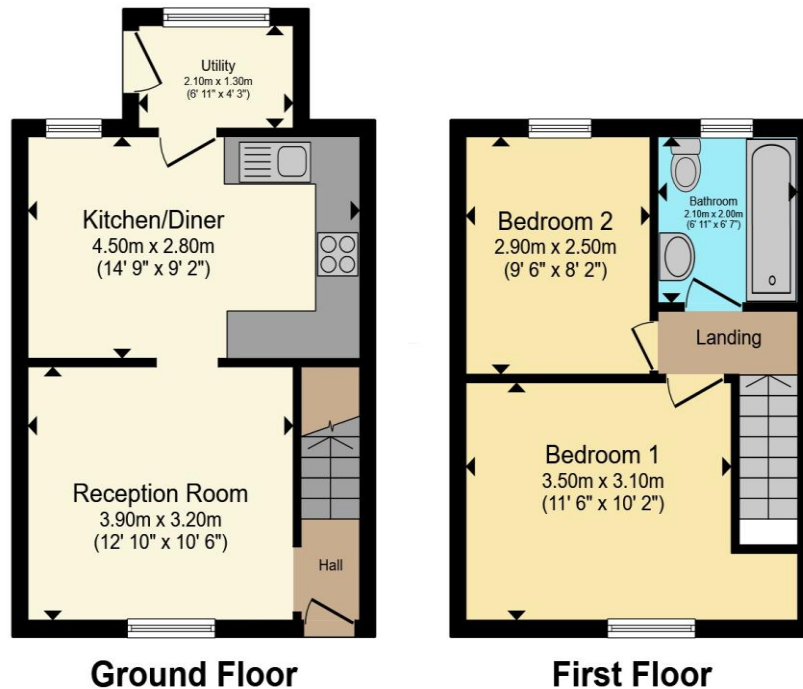
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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## Floorplan



Total floor area 57.8 m<sup>2</sup> (623 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

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