



Pendre

offers over **£185,000**

- Detached Garage with off street parking
- Generous corner plot with wraparound gardens
- Potential to easily reinstate third bedroom
- Offered for sale with no ongoing chain
- Close to Princess of Wales Hospital and M4 Motorway Links
- EPC Rating: D
- Council Tax Band: C



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About the property

Offered for sale with no ongoing chain, this spacious property presents an excellent opportunity for first-time buyers, investors, or those seeking a home with scope to modernise and add value. Occupying a generous corner plot, the property offers versatile accommodation and plenty of potential to create a home tailored to individual tastes and requirements.

The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, and a separate ground floor WC. To the first floor are two well-proportioned bedrooms and a family bathroom. Bedroom One was formerly two separate bedrooms and offers the potential to be reinstated, subject to any necessary alterations, creating a three-bedroom layout if desired.

Externally, the property benefits from a detached garage with off-road parking and a generous corner plot garden, providing ample outdoor space and further potential.

Conveniently situated within easy reach of Bridgend town centre, local amenities, schools and transport links, the property is also located close to Princess of Wales Hospital, making it an ideal purchase for hospital workers and buy-to-let investors. Excellent road connections, including the nearby M4 motorway, provide easy access to Cardiff, Swansea and beyond.

Offering fantastic potential in a sought-after and convenient location, early viewing is highly recommended.





Accommodation

Entrance Hall

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

Kitchen/Diner

19' 6" x 13' 5" (5.94m x 4.09m)

Rear Porch

W.C.

First Floor

Landing

Bedroom One

15' x 10' 2" (4.57m x 3.10m)

Bedroom Two

13' 5" x 7' 10" plus door recess (4.09m x 2.39m plus door recess)

Bathroom

7' 4" x 7' 1" (2.24m x 2.16m)

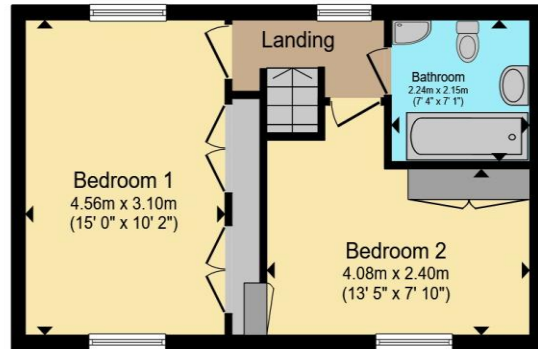
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Floorplan



Ground Floor



First Floor

Total floor area 81.6 m² (878 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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