



## Ffordd Ganol, guide price £70,000

- For Sale by Public Auction 28th July 2026
- 3 bedroom semi-detached
- Sold with established tenant in situ
- Council Tax Band B
- Ideal opportunity to add to your portfolio
- EPC Rating: D



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## About the property

For Sale by Public Auction – 28th July 2026

An excellent investment opportunity to acquire a spacious three-bedroom semi-detached property in the popular residential location of Ffordd Ganol, Bridgend. Offered for sale with an established tenant in situ, the property is currently generating a rental income of £600 per calendar month, with strong potential to increase to approximately £1,000 pcm, making it an attractive addition to any buy-to-let portfolio.

The property sits on a generous plot and benefits from both front and rear gardens. There is pedestrian access to the front, while the rear lane provides convenient access to substantial gated off-road parking.

Internally, the accommodation is well-proportioned and comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, separate dining room, and a kitchen to the ground floor. To the first floor are three good-sized bedrooms and a family bathroom.

With scope to enhance rental yield and offering spacious living accommodation in a sought-after area, this property represents a fantastic opportunity for investors looking for immediate income and future growth potential. £1,000 pcm, this is an ideal buy-to-let investment.





## Accommodation

### Entrance Porch

**Lounge** - 12' 9" x 9' 6" ( 3.89m x 2.90m )

**Dining Room** - 14' 2" x 9' 3" ( 4.32m x 2.82m )

**Kitchen** - 16' 2" x 4' 5" ( 4.93m x 1.35m )

### First Floor

#### Landing

**Bedroom One** - 13' x 9' 8" ( 3.96m x 2.95m )

**Bedroom Two** - 10' 4" max x 7' 9" ( 3.15m max x 2.36m )

**Bedroom Three** - 11' 2" x 5' 9" ( 3.40m x 1.75m )

### Bathroom

### Agent Note

Please note we are advised that this property is of non-standard construction

01656 657201  
bridgend@peteralan.co.uk



## Floorplan

## 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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