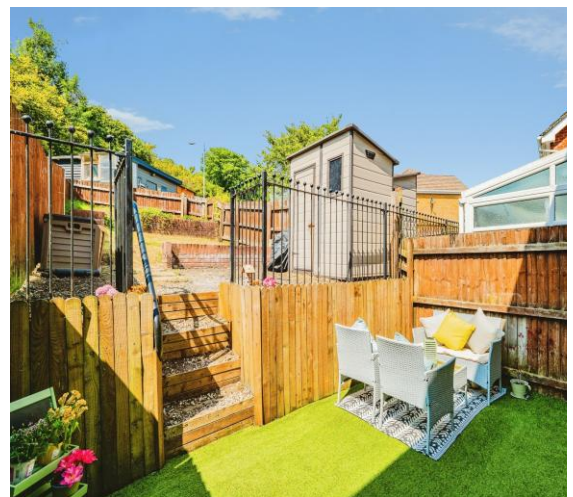




Cwrt Pant Yr Awel, offers in the region of £170,000

- Well presented 2 bedroom mid-terraced
- Driveway to the front for parking
- Downstairs Cloakroom
- Ideal First time buy
- Small modern development
- EPC Rating: Awaited
- Council Tax Band: C



 2  2  1



About the property

Nestled within the popular residential development of Cwrt Pant Yr Awel, Lewistown, Bridgend, this attractive two-bedroom mid-link home occupies a pleasant position within a quiet cul-de-sac, offering modern and comfortable living throughout.

The property benefits from allocated off-road parking and is accessed via a welcoming entrance hallway. The ground floor accommodation comprises a convenient cloakroom/WC, a contemporary fitted kitchen with integrated appliances and space for dining, together with a generously sized lounge to the rear enjoying an abundance of natural light and French doors opening onto the garden.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom fitted with a modern white suite.

Outside, the rear garden has been thoughtfully maintained and features a paved seating area, ideal for outdoor entertaining, with steps leading to a lawned section.

Surrounded by attractive countryside walks yet conveniently located for access to Bridgend town centre, local amenities and Junction 36 of the M4 Motorway, the property combines a peaceful setting with excellent commuter links.





Accommodation

Entrance Hall

Kitchen/Diner

14' 1" x 7' 3" (4.29m x 2.21m)

Reception Room

13' 9" x 8' 10" (4.19m x 2.69m)

W.C.

First Floor

Landing

Bedroom One

13' 9" max x 13' 1" max (4.19m max x 3.99m max)

Bedroom Two

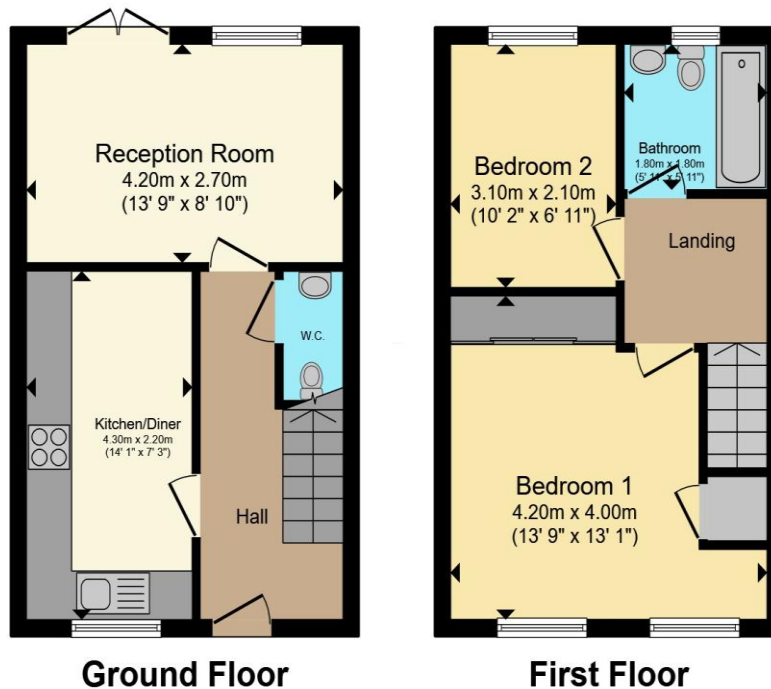
10' 2" x 6' 11" (3.10m x 2.11m)

Bathroom

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 59.6 m² (642 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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