



Badgers Brook, offers over £150,000

- Beautifully presented two-bedroom mid-terrace home
- Driveway providing off-road parking
- Close to Princess of Wales Hospital and McArthurGlen Designer Outlet
- Ideal first-time purchase, buy-to-let investment or downsizer property
- Close to M4 Motorway Links at junction 36
- EPC Rating: Awaited
- Council Tax Band: B



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About the property

Beautifully presented throughout, this attractive two-bedroom mid-terrace home is situated in the highly sought-after Badgers Brook development in Brackla, Bridgend, offering an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Enjoying a pleasant position set back from the road, the property benefits from a driveway providing off-road parking to the front. Conveniently located within easy reach of Bridgend Town Centre, the local shops and amenities of Brackla, Princess of Wales Hospital, McArthurGlen Designer Outlet, and Junction 36 of the M4 motorway, the property is perfectly placed for commuters and professionals alike.

The accommodation comprises an entrance hall, a spacious and welcoming lounge/dining room, and a stylish modern fitted kitchen to the rear. French doors from the kitchen open onto the enclosed rear garden, creating an ideal space for outdoor entertaining and relaxation.

To the first floor are two well-proportioned bedrooms and a bright, contemporary family bathroom fitted with modern fixtures and fittings.

Offering well-maintained accommodation in a popular location, this fantastic home must be viewed to be fully appreciated.





Accommodation

Entrance Hall

Lounge/Diner

16' 4" max x 11' 5" max (4.98m max x 3.48m max)

Kitchen

11' 5" x 7' 5" (3.48m x 2.26m)

First Floor

Bedroom One

11' 4" x 9' 5" plus wardrobe recess (3.45m x 2.87m plus wardrobe recess)

Bedroom Two

10' 4" max x 6' 5" max (3.15m max x 1.96m max)

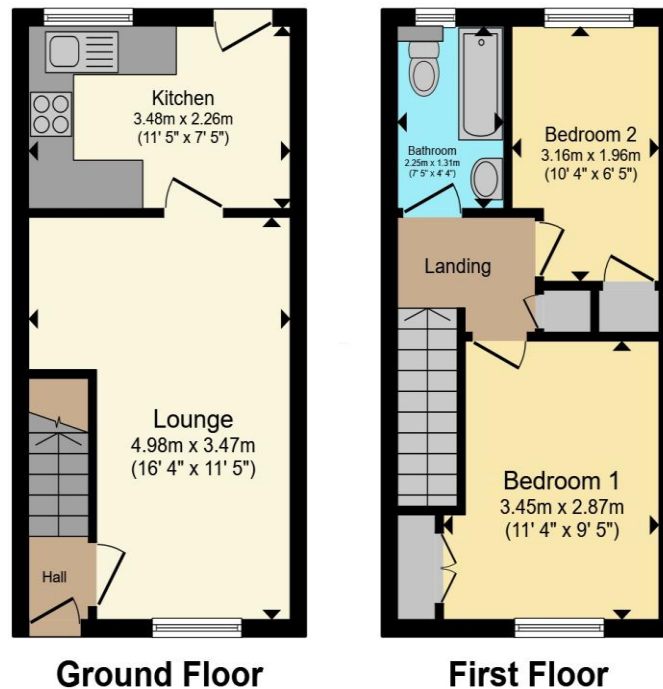
Bathroom

7' 5" x 4' 4" (2.26m x 1.32m)

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Floorplan



Total floor area 51.1 m² (550 sq.ft.) approx

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