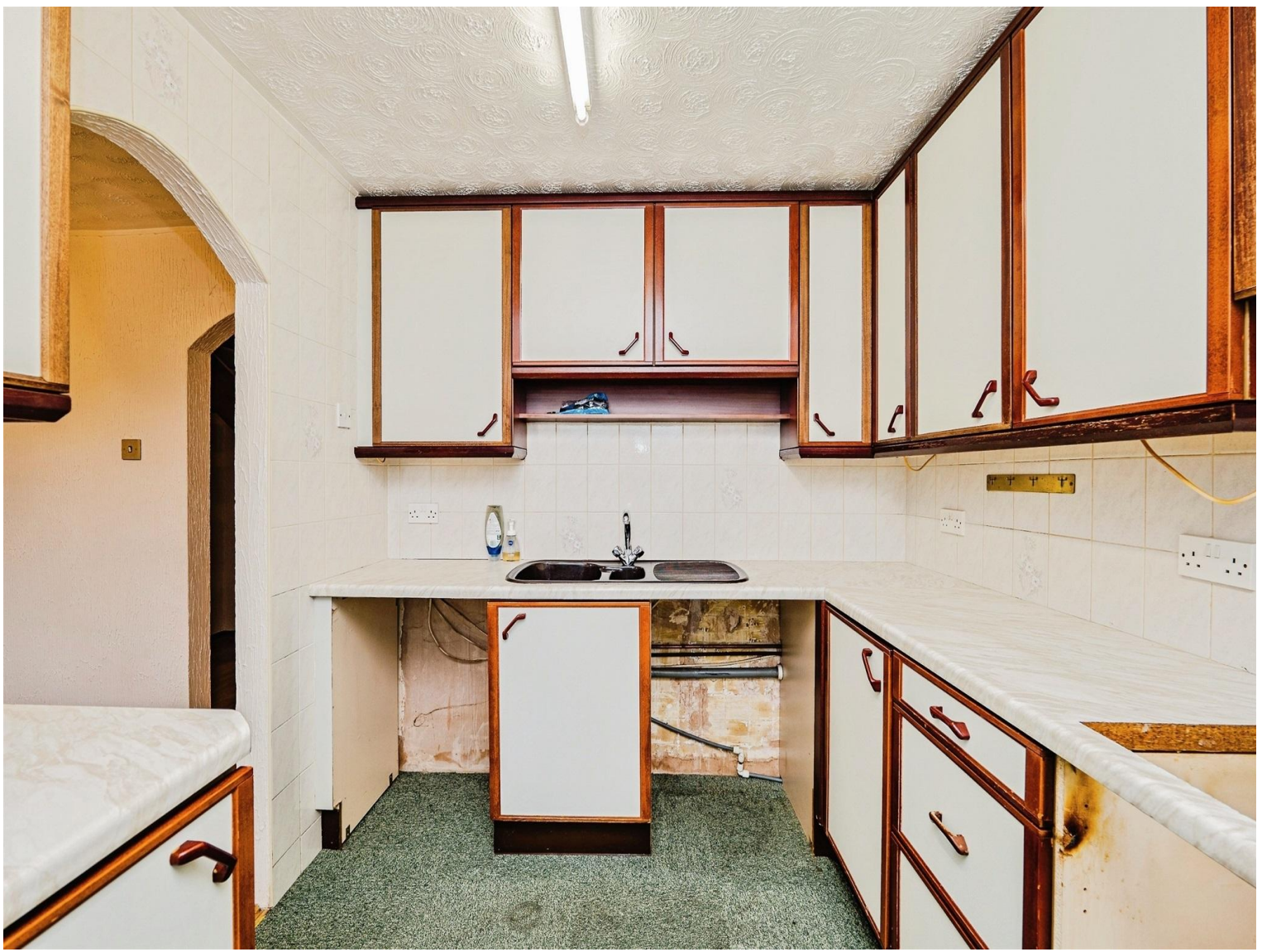




Maes-Y-Felin offers over £110,000

- Spacious three-bedroom home
- No ongoing chain
- Ideal for first-time buyers, families or investors
- Council Tax Band A
- Convenient access to Bridgend town centre, schools, shops and rail links
- EPC Rating: D





About the property

This spacious three-bedroom property is offered for sale with no ongoing chain and is ideally situated in the popular Maes-Y-Felin area of Wildmill, Bridgend. Requiring some updating, primarily of a cosmetic nature, this home presents an excellent opportunity for first-time buyers, young families, or buy-to-let investors looking to add value.

The accommodation briefly comprises an entrance porch benefiting from a generous storage area, leading through to a welcoming hallway providing access to a downstairs cloakroom and an additional storage cupboard. There is a spacious lounge overlooking the rear garden, along with a separate kitchen/diner, offering ample space for both everyday living and entertaining.

To the first floor are three good-sized bedrooms and a well-appointed family bathroom.

Externally, the property features a small courtyard garden to the front, while to the rear there is a generous enclosed garden, laid partially to patio and lawn, ideal for outdoor relaxation and family use. The property further benefits from communal parking located close by, providing convenient access for residents.





Accommodation

Entrance Porch

Storage

Entrance Hall

W.C.

Reception Room - 16' 1" x 11' 2" (4.90m x 3.40m)

Dining Room - 9' 2" x 9' 2" (2.79m x 2.79m)

Kitchen - 9' 2" x 8' 2" (2.79m x 2.49m)

First Floor

Landing

Bedroom One - 15' 9" x 8' 10" (4.80m x 2.69m)

Bedroom Two - 9' 2" x 8' 8" (2.79m x 2.64m)

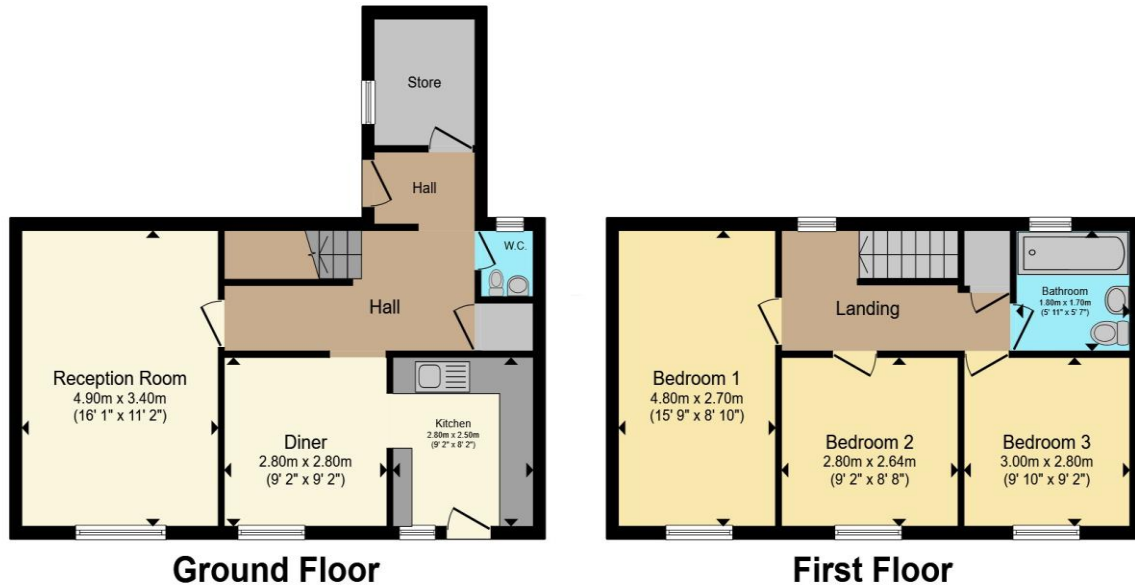
Bedroom Three - 9' 10" x 9' 2" (3.00m x 2.79m)

Bathroom - 5' 11" x 5' 7" (1.80m x 1.70m)

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Floorplan



Total floor area 95.5 m² (1,028 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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