



## Tondu Road

£65,000

- Three-bedroom semi-detached property
- Ideal investment opportunity In need of renovation throughout
- Central Bridgend Town Centre location
- No ongoing chain
- Excellent access to local amenities and M4 links
- EPC Rating: E
- Council Tax Band: C



3 1 1



## About the property

Situated in the heart of Bridgend Town Centre, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking for a renovation project. Offered to the market with no ongoing chain, the property requires modernisation throughout and is ideally suited to cash buyers, investors, or developers seeking to add value.

The accommodation briefly comprises an entrance hall, lounge, and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed courtyard garden, providing a low-maintenance outdoor space.

Conveniently located within close proximity to Bridgend's shops, amenities, transport links, and the M4 motorway, this property offers fantastic potential for those looking to create a home to their own specification or investment opportunity.





## Accommodation

### Entrance Hall

### Lounge

13' 8" x 11' 3" ( 4.17m x 3.43m )

### Kitchen

10' 5" x 12' 7" ( 3.17m x 3.84m )

### First Floor

### Landing

### Bedroom One

10' 2" x 11' 2" ( 3.10m x 3.40m )

### Bedroom Two

7' 6" x 10' 7" ( 2.29m x 3.23m )

### Bedroom Three

9' 1" x 10' 7" ( 2.77m x 3.23m )

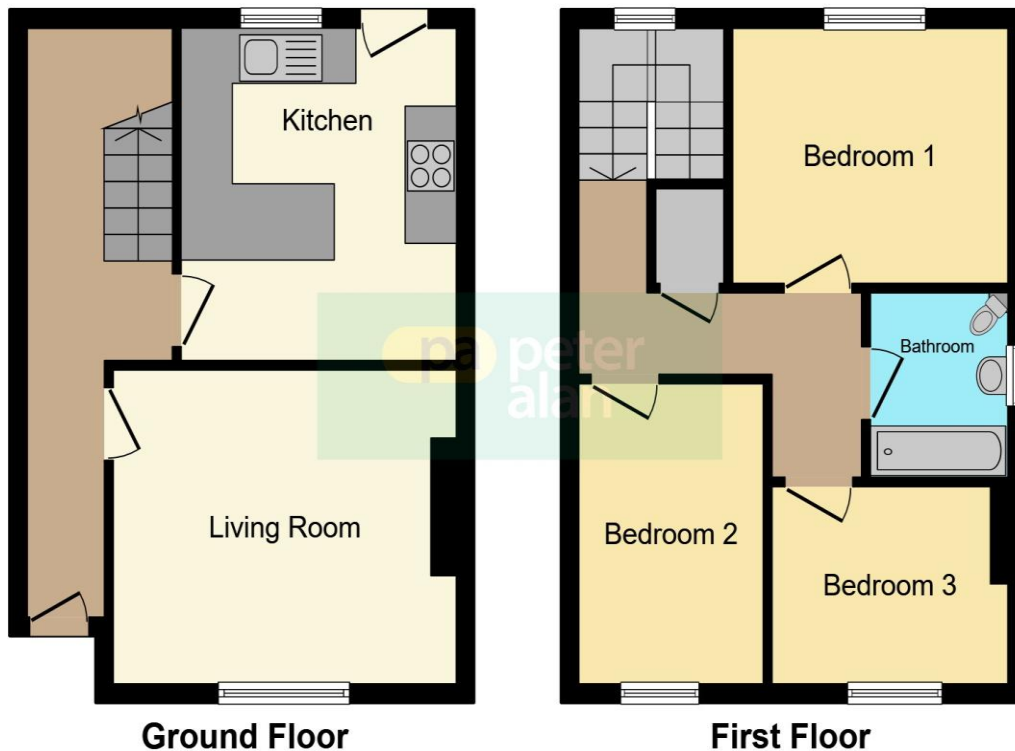
### Bathroom

5' 3" x 6' 6" ( 1.60m x 1.98m )

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.