



## Priory Gardens, £265,000

- Off Street Parking & Garage
- Spacious Family Home
- Sought After Location
- Council Tax Band D
- No Ongoing chain
- EPC Rating: D



 3  1  2



## About the property

Situated on a generous plot in the sought-after location of Bridgend, this spacious three-bedroom semi-detached property offers excellent family accommodation both inside and out.

The property benefits from a large garden, providing ample outdoor space, along with a detached garage and driveway positioned to the side of the property, offering convenient off-road parking.

The accommodation briefly comprises an entrance hall, a bright and welcoming lounge with a separate dining area, ideal for entertaining, a spacious extension to the side overlooking the garden, and a well-equipped kitchen. Further benefits include workable attic space which could be used as an office space, conveniently carpeted and insulated.

Ideally located, the property is within a short distance of easy access to the M4 motorway links, making it perfect for commuters.

Viewing is highly recommended to fully appreciate the space, location, and potential this property has to offer.





## Accommodation

### Living/Dining Room

20' x 11' 3" ( 6.10m x 3.43m )

### Lounge

11' 3" x 10' 10" ( 3.43m x 3.30m )

### Kitchen

16' 4" x 6' 4" ( 4.98m x 1.93m )

### Bedroom 1

11' 4" x 11' 3" ( 3.45m x 3.43m )

### Bedroom 2

11' 9" x 10' 10" ( 3.58m x 3.30m )

### Bedroom 3

8' 4" x 6' 6" ( 2.54m x 1.98m )

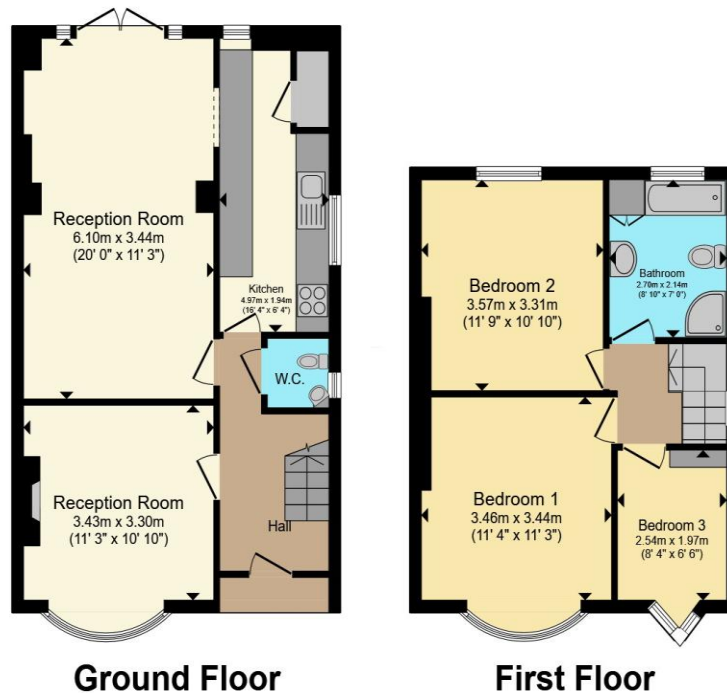
### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 657201

bridgend@peteralan.co.uk

## Floorplan



Total floor area 94.2 m<sup>2</sup> (1,014 sq.ft.) approx

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