



**£84,500**  
leasehold

### Millfield, Bridgend

- EPC Rating: D
- No Ongoing Chain
- Two Double Bedrooms
- Ample Parking for Several Cars
- Deatched Single Garage







## About The Property

Peter Alan are Delighted to Present this Two Bedroom First Floor Flat Located within Walking Distance of Bridgend Town Centre. This is a Rare Opportunity to purchase a Flat with Ample Parking for Several Cars as Well as a Detached Garage and Private Garden.

## Accommodation

### Entrance Hall

Entered via door to hallway, access to all rooms. storage cupboard.

### Living Room

13' 11" x 9' 2" max ( 4.24m x 2.79m max )  
UPVC double glazed window to rear.

### Kitchen

7' x 9' 9" ( 2.13m x 2.97m )  
Fitted with matching base and eye level units with worktop space over, inset stainless steel sink, space for washing machine, fridge/freezer and double cooker. UPVC double glazed window to front.

### Master Bedroom

9' 10" x 9' 10" ( 3.00m x 3.00m )  
UPVC double glazed window to front.

### Bedroom 2

9' 2" x 6' 5" ( 2.79m x 1.96m )



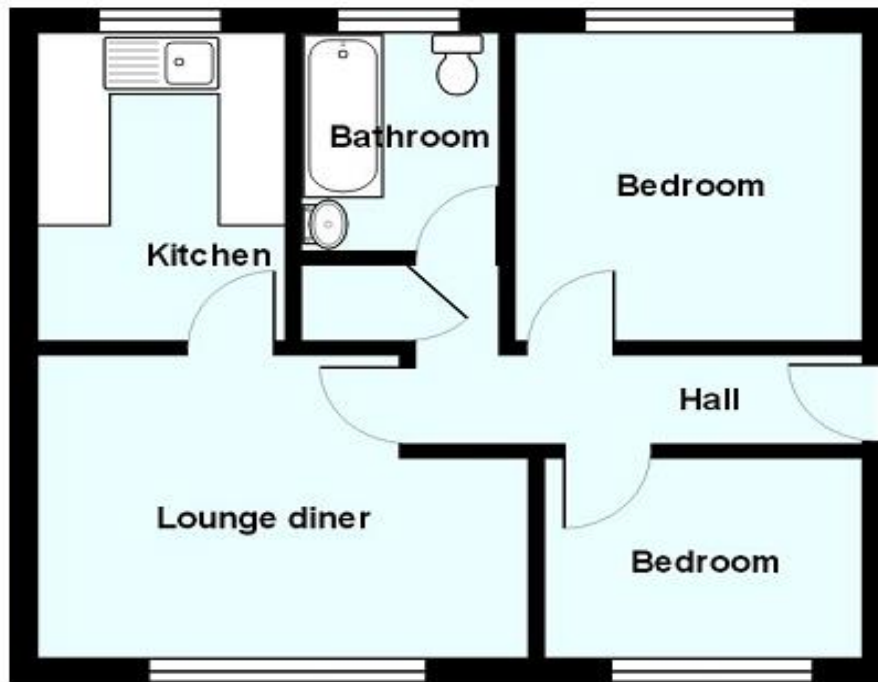
UPVC double glazed window to rear.

### **Bathroom**

Fitted with a matching three piece suite comprising of bath, wash hand basin and closed couple WC. UPVC obscured double glazed window to front.

### **Outside**

To the front is ample parking for around four cars, access to detached single garage and private garden. The flat is access via steps to the side of the building.



### 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. They buyer is advised to obtain verification from their solicitor or surveyor.