

46 Cae Gwyllt

Broadlands, Bridgend, CF31 5FF

£110,000

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Situated on the first floor, this MODERN ONE BEDROOM APARTMENT offers well-presented, low-maintenance accommodation, ideal for first-time buyers, professionals or those seeking a convenient lock-up-and-go lifestyle. The large open-plan kitchen, living & dining area offers a well-proportioned space, perfectly suited to modern day-to-day living. Equipped with gloss taupe units, contrasting worktop, an integrated oven, hob, extractor and washing machine. A separate double bedroom and modern bathroom complete the accommodation. Set within an established residential area of Bridgend, the apartment enjoys a particularly quiet setting within a no-through road, with the added convenience of off-road parking. Its location makes it an excellent choice for commuters, with easy access to the M4 motorway, providing convenient connections to Swansea, Cardiff and beyond. Bridgend town centre and its wider range of amenities and transport links are also within easy reach. Combining a peaceful residential setting with excellent connectivity, this is a practical home in a convenient location. One allocated parking space included.

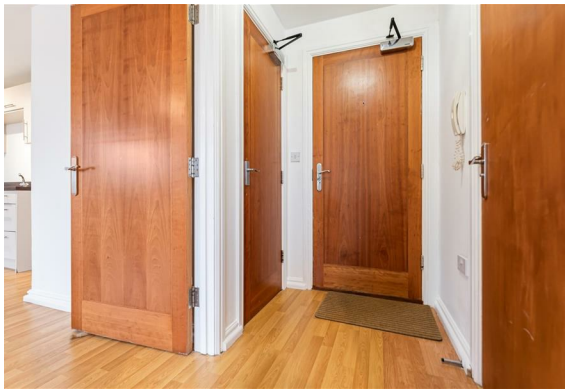
Cae Gwyllt has enjoyed a strong track record of rental demand over the past 15 years, making this an attractive proposition for anyone considering entering the buy-to-let market, as well as established landlords. With its modern, low-maintenance accommodation and convenient commuter location, it offers a straightforward investment opportunity with a proven history of tenant demand. Call to view now!

























Hallway
6'9" x 4'1" (2.06 x 1.27)

Bathroom
6'9" x 6'9" (2.06 x 2.06)

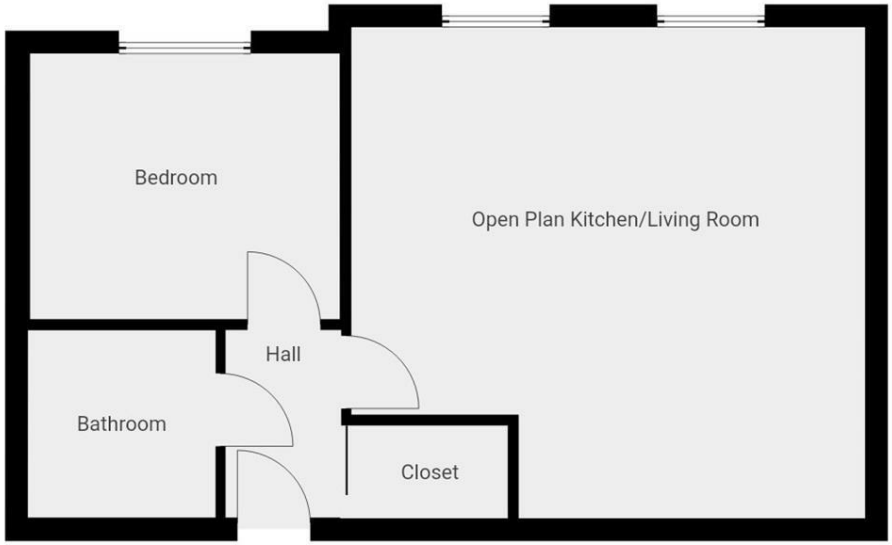
Bedroom
11'1" x 9'6" (3.40 x 2.92)

Open Plan Kitchen/Living Room
18'6" x 13'0" (5.64 x 3.98)

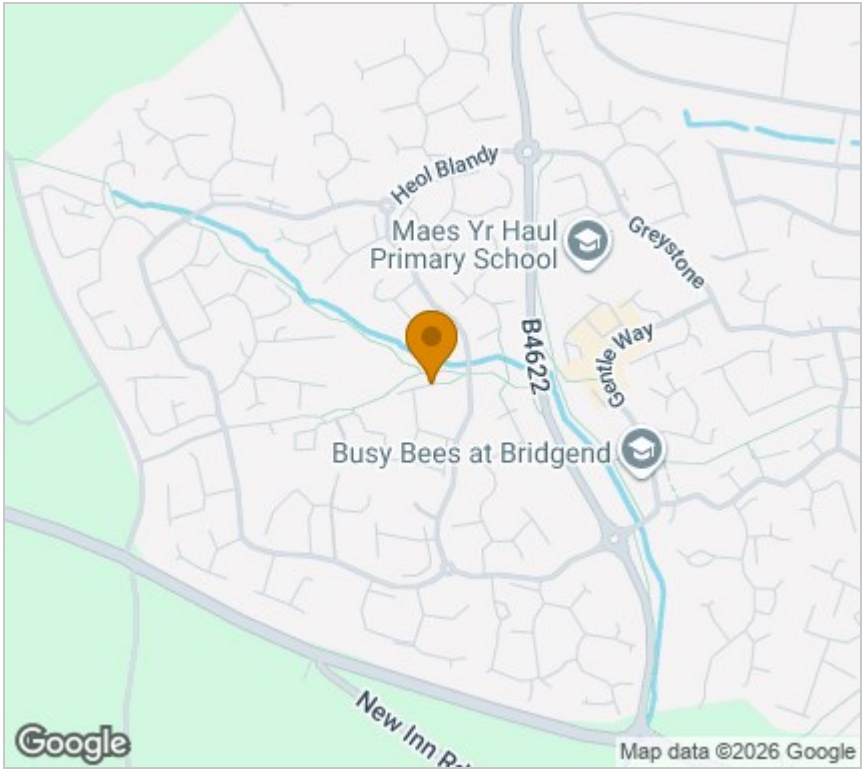
External & Location

Investment Potential

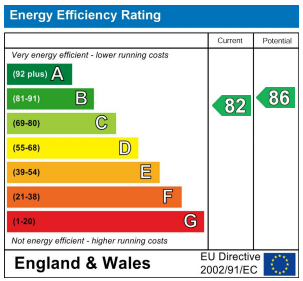
Floor Plan

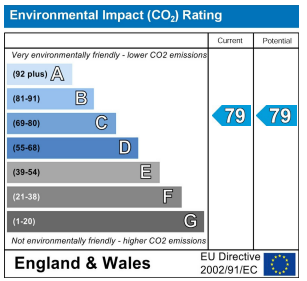


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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