# Guide price £110,000 Pant Hirgoed, Pencoed, Bridgend, CF35



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#### GUIDE PRICE £110,000 - £120,000

Discover this spacious 2-bedroom ground floor flat located in the tranquil cul-de-sac of Pant Hirgoed, Pencoed. Modernly finished, this property offers a comfortable lifestyle and investment potential with projected yields of over 6%.

The property boasts a warm and inviting lounge, a well-appointed kitchen, two bedrooms, and a bathroom. Step outside to the enclosed rear gardens, featuring a practical block-built outbuilding, providing additional storage space.

These ex-authority properties stand out for their generous size, surpassing the average 2-bedroom houses in the area. An excellent investment opportunity awaits, promising attractive returns.

Situated in the Penprysg area of Pencoed, a charming small town with approximately 12,000 residents, the location offers easy access to major routes. Just a short 5minute drive to M4 Junction 35 and within walking distance to the nearby train station, connecting you to Cardiff, Swansea, and beyond.

The town itself is well-equipped with amenities, including two primary schools, a comprehensive school, a new doctors' surgery, and various shops, takeaways, and pubs. Enjoy the convenience of living close to leisure facilities, a swimming pool, and various bus routes.

The hallway greets you with laminate flooring, papered walls, and textured ceilings with coving and central lighting, along with a useful storage cupboard and two radiators.

The lounge is a comfortable retreat, featuring laminate flooring and large windows that bathe the space in natural light.

The well-designed kitchen awaits with tiled flooring, gloss cream base and wall units with granite effect worktops, an integral sink and drainer, electric oven, gas hob and hood, and a dishwasher. A window and door lead to the lovely rear garden.

Bedroom 1 impresses with laminate flooring, ample storage, and a front-facing window providing pleasant views.

Equally charming, bedroom 2 offers laminate flooring and a rear-facing window.

Completing the accommodation is the bathroom with tiled flooring and walls, textured ceilings with central lighting, and a suite comprising a hand wash basin, WC, bath with glass screen, and an electric shower.

The enclosed rear garden beckons with its delightful patio area adorned by a wooden covered gazebo, perfect for relaxing or entertaining. Beyond, an artificial grasscovered patio area boasts mature borders of trees and bushes. Side access is available, along with two practical block-built storage sheds.

In summary, this property presents a wonderful opportunity to own a spacious, modern flat in a quiet cul-de-sac, conveniently located near essential amenities and major transport links, making it an excellent investment choice. Don't miss the chance to make this your new home or investment venture.

**Room Dimensions** 

Lounge - 4.11m x 3.91m (13'6" x 12'10")

Kitchen - 3.84m x 3.28m (12'7" x 10'9" )

Bedroom 1 - 3.96m x 3.23m (13'0" x 10'7")

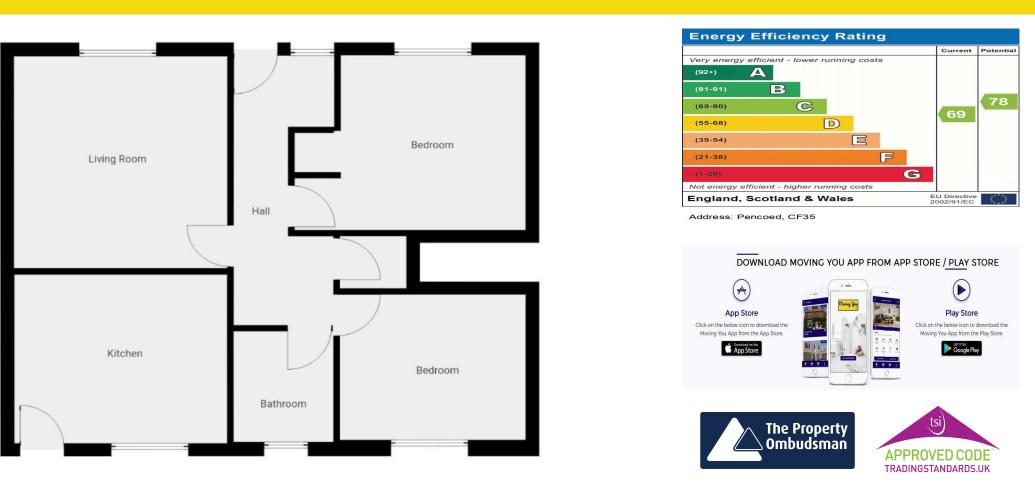
Bedroom 2 - 3.38m x 3.20m (11'1 x 10'6")

Bathroom - 2.13m x 1.83m (7'0" x 6'0")

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