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Guide price £110,000

Pant Hirgoed, Pencoed, Bridgend, CF35

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 5-minute 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 grass-covered 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")

Bridgend@moving-you.co.uk
moving-you.co.uk

03334041188



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Pencoed, CF35

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