



4 Clos Penglyn

Pencoed, Bridgend CF35 6NX

£1,200

HARRIS & BIRT



A contemporary detached home offering four bedrooms, three bathrooms, and two spacious reception rooms, located in a quiet residential cul-de-sac in the popular town of Pencoed. The property enjoys easy access to a range of local amenities, including a railway station on the Bridgend–Cardiff line, as well as excellent links to the M4 and major road networks.

The accommodation briefly comprises a spacious entrance hallway with a double cloaks cupboard. The front-facing living room features a bay window overlooking the front garden, while the separate dining room enjoys views over the rear garden. The kitchen is well-equipped and includes a gas hob and electric oven. A utility room to the rear provides access to the garden, an internal door to the garage, and access to a ground floor bathroom.

Upstairs, the master bedroom benefits from an en-suite bathroom and views over the rear garden. There is a further double bedroom to the front, along with two single bedrooms and a family bathroom.

Externally, the property offers a lawned front garden and driveway parking. Gated access to both sides leads to a generous rear garden. Council tax band E, EPC Rating D. Available to let at £1200pcm and £1300 deposit.

Available Mid October.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	61	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

