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13 Lletai Avenue  
Pencoed, Bridgend, CF35  
5PW



# 13 Lletai Avenue

Asking price **£215,000**

Situated in the popular Pencoed village is this charming three bedroom semi-detached property featuring a substantial garden, ample off-road parking and convenient access to local schools, shops and Junction 35 of the M4.

Gated driveway with ample off-road parking

Three spacious bedrooms

Two reception rooms

Shower room

Substantial enclosed rear garden

Popular Pencoed location

Short distance to local shops and amenities

Convenient access to Junction 35 of the M4

Viewing highly recommended









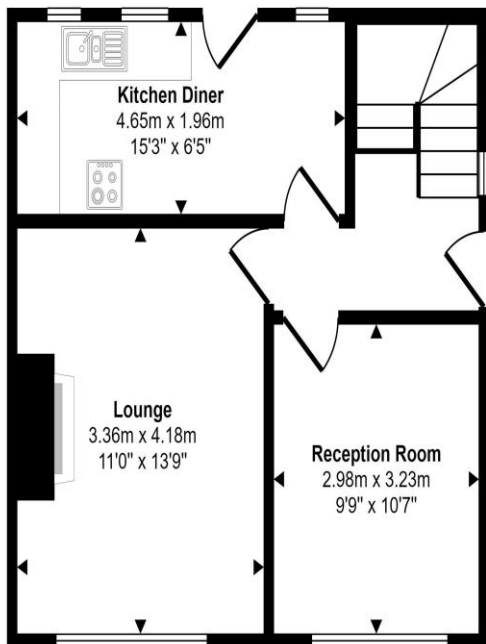
This well-presented three-bedroom semi-detached property offers a substantial garden plot, off-road parking and situated in the desirable Pencoed area with close proximity to local schools, shops and Junction 35 of the M4 motorway. The property is entered via a UPVC door into an entrance hallway with a staircase leading to the first floor landing. The lounge is a generous sized room with a feature fireplace and dual double glazed windows which allows lots of natural light to flow into the room. The sitting room is another spacious reception room featuring twin double-glazed windows. The kitchen has been fitted

with a range of base units with rolled worktop space over comprising; stainless steel sink unit, space for cooker and fridge freezer. There are splashback tiles, three double-glazed UPVC windows offering views of the garden and an obscure-glazed UPVC door providing access to the garden. To the first floor landing there is a loft inspection point and doors leading to all three bedrooms and a shower room. The main bedroom is a large double room, laid to carpet, built-in storage/boiler cupboard and two double glazed windows. Bedroom two is also a good-sized double room with two double glazed windows. Bedroom three is

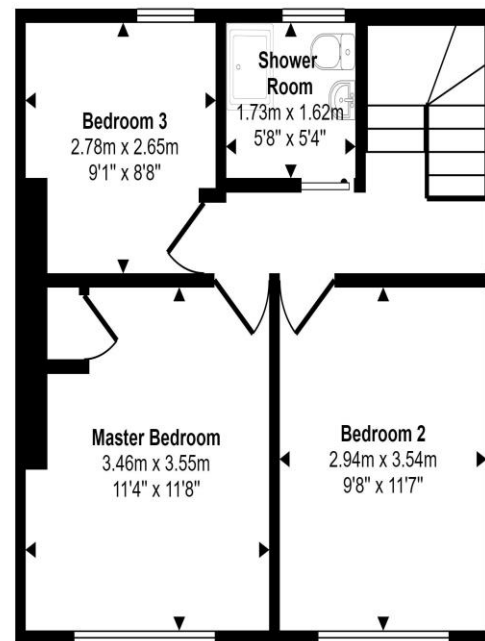
a well-proportioned single room with a double glazed window offering views of the garden. The shower room has been fitted with a three-piece suite comprising; vanity wash handbasin, WC and shower with sliding panel doors. There is UPVC wall panelling and an obscure glazed window. The front of the property is approached via wrought iron gates into a driveway offering ample off-road parking. To the rear of the property is a fully enclosed garden, laid mostly to lawn with a resin area off the kitchen and a pathway leading to the top of the garden.

Viewings are highly recommended.

Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft



First Floor  
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





### Directions

From junction 35 of the M4 travel north along the dual carriageway, signposted Pencoed. At the first roundabout exit left onto Felindre Road. At the T junction take a right. At the Cenotaph take a right onto Heol-Y-Groes. Follow the road, taking the first left onto Lletai Avenue. The property can be found as indicated by our for sale sign.

### Tenure

Freehold

### Services

All mains  
Council Tax Band C  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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**AWAITING EPC**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



