

21 Pont Newydd  
Pencoed  
Bridgend County  
CF35 5PQ

£174,995



- Terraced Property
- Two Bedrooms
- Renovated Throughout
- Lounge/Dining Room
- Kitchen
- Two Parking Spaces
- Enclosed Rear Garden
- NO ONGOING CHAIN
- Sought After Location
- Viewings Are Highly Recommended, Please Call 01656 750764

**Ref: PRB10267**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* IDEAL FOR FIRST TIME BUYERS \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this recently renovated two bedroom mid terrace property, situated in the sought after area of Pencoed. Property comprises to the ground floor, hallway, kitchen and lounge/dining room. To the first floor two bedrooms and bathroom. Further benefits are off road parking for two vehicles to the front, enclosed low maintenance rear garden, Close to M4 corridor, great school catchment, local shops and amenities. Property is being sold with no ongoing chain, an ideal home for a first time buyer. Viewings are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Hallway

Enter via UPVC double glazed door leading into hallway, textured ceiling, plain walls, tiled flooring, radiator, opening into kitchen, electric consumer unit.

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### Kitchen (7' 10" x 7' 9") or (2.40m x 2.37m)

UPVC double glazed window to front aspect, plastered ceiling, plain walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler.

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### Lounge/Diner (16' 9" x 11' 9") or (5.11m x 3.59m)

UPVC sliding doors leading to enclosed rear garden, textured ceiling, plain walls with one papered feature wall, wood effect laminate flooring, electric fire place and surround, radiator, staircase leading to first floor.

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### Landing

Textured ceiling, plain walls, fitted carpet, loft access, doors leading into;-

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### Bedroom One (11' 9" x 8' 9") or (3.59m x 2.66m)

UPVC double glazed window to rear front aspect, textured ceiling, plain walls, fitted carpet, radiator, built in double wardrobe.

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### Bedroom Two (10' 9" x 6' 8") or (3.28m x 2.04m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator, built in cupboard.

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### Bathroom (7' 10" x 4' 11") or (2.40m x 1.49m)

UPVC double glazed obscured window to rear aspect, textured ceiling, partially plain and tiled walls, tiled flooring, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

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### Outside

Front - Two allocated parking spaces to the front of property, pathway leading to front door, laid to lawn area.

Rear - Fenced boundaries, patio area, laid to lawn, rear gate access.

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### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

### Tenure

We are informed that the tenure is Freehold

### Council Tax

Band B

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*