



9 Heol Ewenny  
Pencoed, Bridgend, CF35 5QA





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**£129,950** Freehold

### 1 Bedroom : 1 Bathrooms : 1 Reception Rooms

We are pleased to present to the market this idea investment or first time purchase being sold with no chain. This one bedroom mid-terraced property situated in convenient location in Pencoed. With close proximity to Junction 35 of the M4, McArthur Glen Outlet and Bridgend Town Centre. Close to all local amenities and shops. Accommodation comprises: Kitchen/living room. First floor landing, one double bedroom, bathroom. Externally offering parking to front and endosed rear garden. CHAIN FREE. EPC TBC

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- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 17.6 miles
- M4 (J35) 1.3 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a timber door with obscured glazed panels, staircase leading to the first floor landing with open understairs recess, double-glazed timber window to the front, wall-mounted central heating radiator. The lounge features laminate flooring and a storage cupboard. A square archway opens through into the kitchen. The kitchen has been fitted with wall and base units, roll top preparation surfaces with splash-back tiling and single sink with mixer tap. Space for electric cooker and space for automatic washing machine. The kitchen further benefits from laminate flooring, wall-mounted central heating boiler and a timber double-glazed window to the rear and a uPVC panel door with double-glazed window opening to the rear garden.

### FIRST FLOOR

The first-floor landing provides access to the loft hatch. Bedroom One features a timber double-glazed window to the front and a wall-mounted central heating radiator. The bathroom has been fitted with a 3-piece suite comprising of pedestal wash hand basin, low-level WC and a panelled bath with electric shower over. The bathroom features an airing cupboard fitted with storage shelves.

### GARDENS AND GROUNDS

To the front of the property is parking for 1 vehicle with a path leading to the front entrance. To the rear of the property is an enclosed fenced garden in laid to lawn with

### SERVICES AND TENURE

Freehold property. All mains services connected.

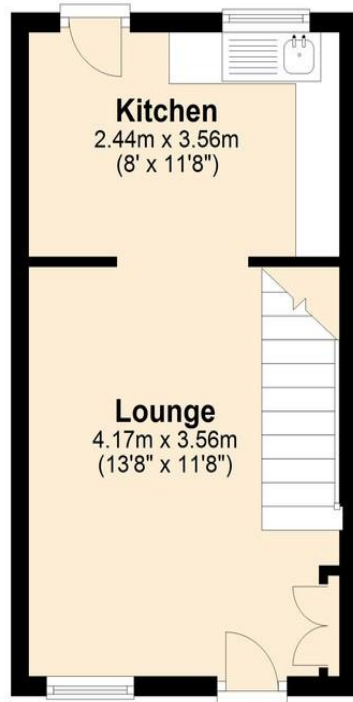
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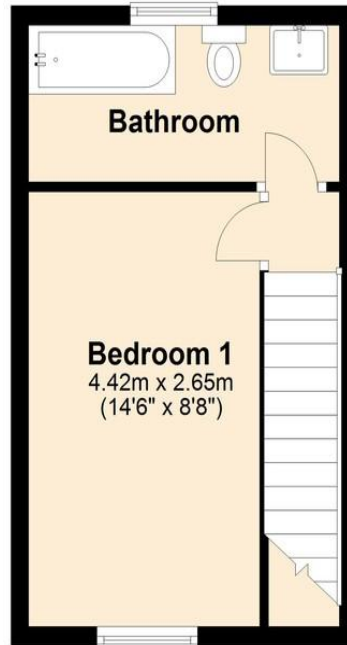
## Ground Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



## First Floor

Approx. 21.1 sq. metres (227.4 sq. feet)



EPC COMING SOON

Total area: approx. 45.0 sq. metres (484.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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