



## Min-Y-Nant, Pencoed

£190,000

- 3 bedroom semi-detached house
- Single Garage with Driveway
- Downstairs Cloakroom
- Council Tax Band B
- No ongoing chain
- EPC Rating: C



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## About the property

Introducing this lovely 3-bedroom semi-detached house, a splendid opportunity for young or growing families. The property is well presented and neutrally decorated throughout, creating a peaceful and homely environment.

Upon entering the property, you're welcomed by a spacious entrance hall leading to a separate reception room. This room boasts a charming fireplace and garden view with direct access to the rear garden, a perfect setting for relaxation and entertainment.

The house features a large, modern open plan kitchen diner, perfect for those who enjoy cooking and socialising. The kitchen is newly fitted and offers a dining space, making it an ideal place for family meal times or entertaining guests.

The property features three well-proportioned bedrooms. The master bedroom is a generous size, offering plenty of room for a double bed and additional furniture. The second bedroom is also a double room, while the third bedroom is a comfortable single, perfect for a child's room or a home office. A family-size bathroom serves the bedrooms, complemented by a convenient downstairs WC. The property also benefits from a single garage and a driveway providing ample off-street parking.

Located in a sought-after area, the property is close to numerous local amenities including shops, schools, public transport links, and M4 Motorway links.



## Accommodation

Entrance Hall

Kitchen/Dining Room

Reception Room

Cloakroom

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

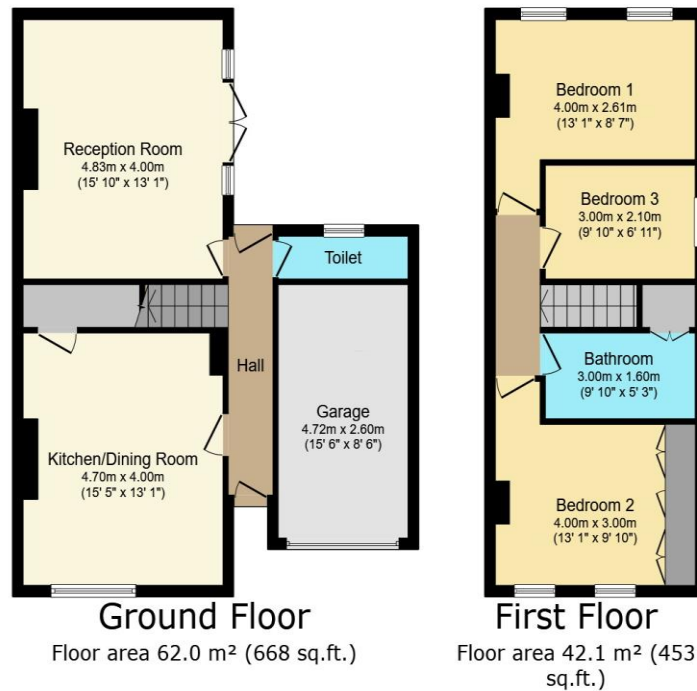
Bathroom

Garage

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## Floorplan



TOTAL: 104.2 m<sup>2</sup> (1,121 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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