



Pant Glas, ##Invalid offers over £220,000

- Spacious Three Bedroom Semi Detached
- No Chain
- Walking Distance to Train Station, Schools & Amenities
- Council Tax Band B
- Easy Access To Junction 35 Of The M4
- EPC Rating: C



 3
  1
  2



About the property

New to the market is this spacious three bedroom semi detached property situated in a popular location of Pencoed. The property comprises of: Entrance hallway, reception room one, reception room two, kitchen. To the first floor there are three double bedrooms and a family bathroom. In addition there is a driveway for 2/3 vehicles and a large rear garden, with a patio and a green house. This property would make a lovely family home or first time purchase.

The property is found in the Felindre area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside. The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, all within walking distance.

Viewings are highly recommended, to arrange a viewing please call us on 01656 657201.



Accommodation

Entrance Hallway

Lounge/Diner

23' 3" max x 12' 8" max (7.09m max x 3.86m max)

Reception Room

5' 9" x 9' 5" (1.75m x 2.87m)

Kitchen

8' x 13' 5" (2.44m x 4.09m)

First Floor

Landing

Bedroom One

10' 5" max plus wardrobe recess x 11' 8" max (3.17m max plus wardrobe recess x 3.56m max)

Bedroom Two

9' 6" x 11' 1" (2.90m x 3.38m)

Bedroom Three

9' 3" x 8' (2.82m x 2.44m)

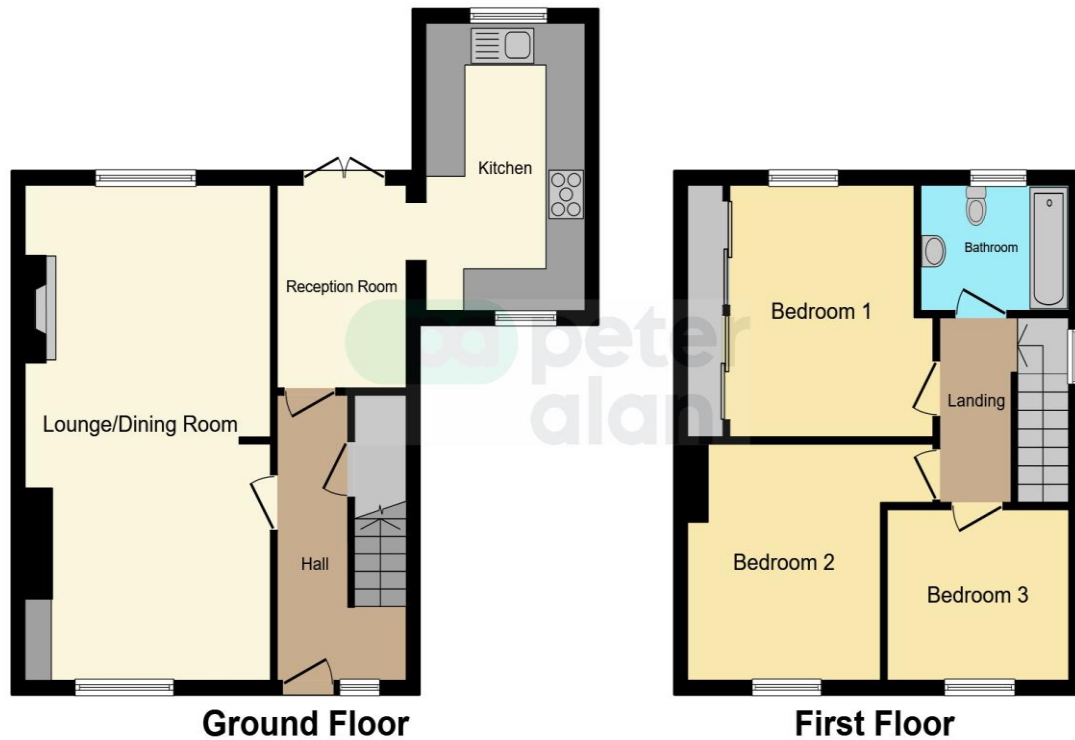
Bathroom

Outside

01656 657201

bridgend@peteralan.co.uk

Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan