



## 8 MINFFRWD ROAD. PENCOED. CF35 6RL £170.000

A fantastic opportunity to purchase this well presented and spacious 2 bedroom mid terrace cottage with off road parking in the popular Pencoed area of Bridgend. Close to local amenities, with convenient road and transport links... this property is not to be missed!

Internally the property is well presented and benefits from; Brand new boiler, new roof, new carpets and floor coverings, smoothly plastered and freshly decorated throughout, along with certified electrics.

On the ground floor is a generous lounge/dining room, excellent kitchen with plenty of cupboard storage and space for appliances and the downstairs family bathroom with shower over bath, low level WC, wash hand basin and mirrored wall unit, there is also a very handy built in storage cupboard.

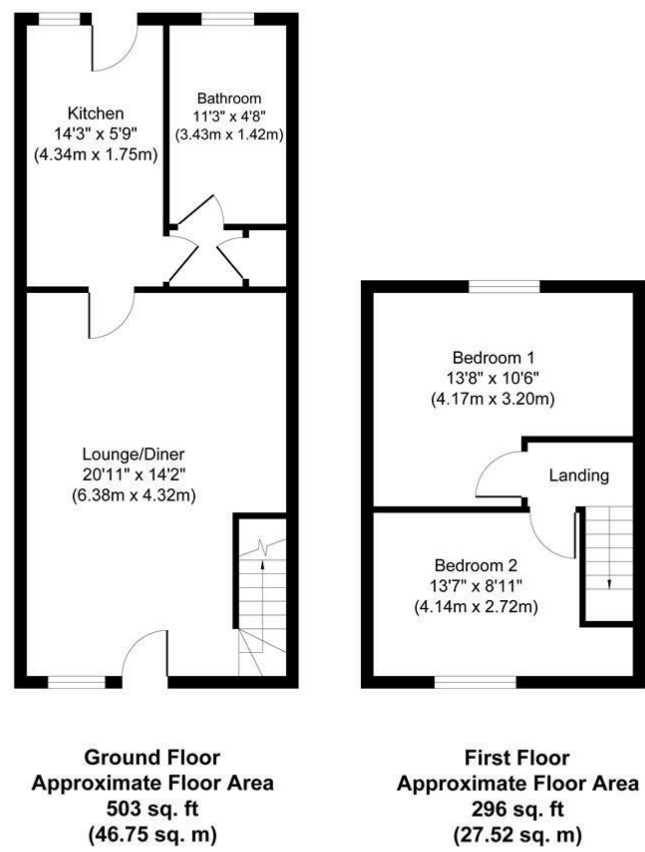
On the first floor are two spacious double bedrooms.

To the rear of the property is an excellent enclosed garden, along with driveway with enough space for two vehicles to the front.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

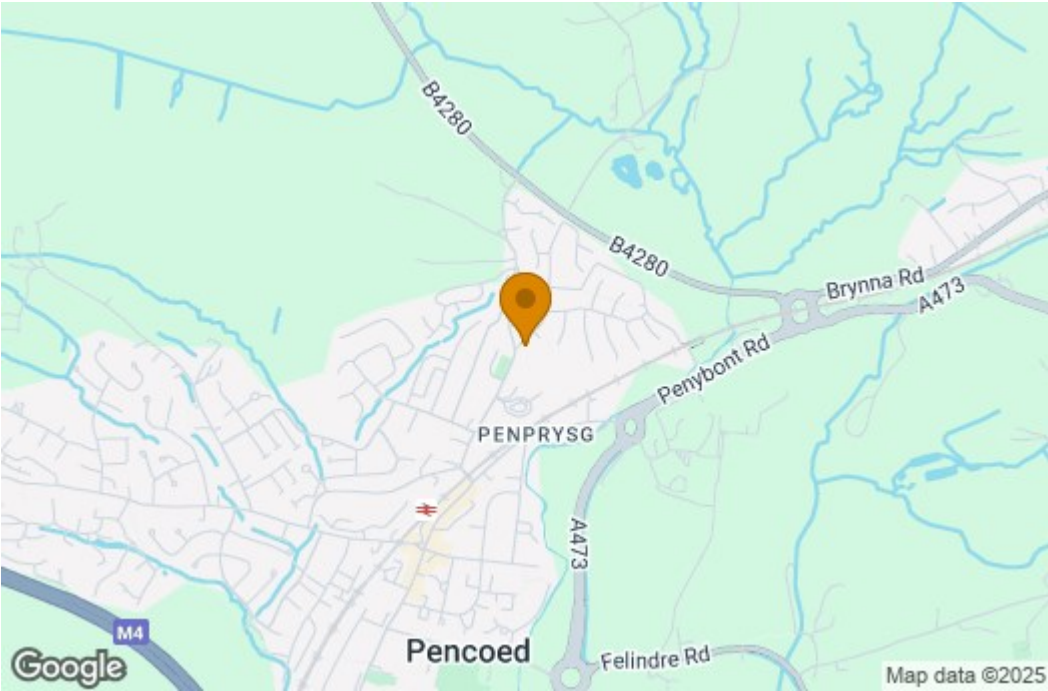
\*Note - Please note, Rightbricks Ltd has an associated interest in this property\*

FLOOR PLAN

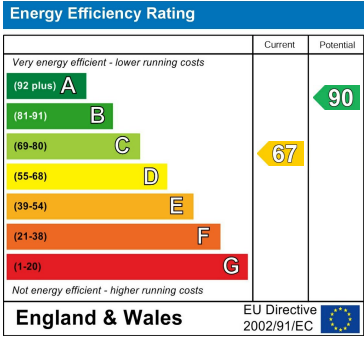


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AREA MAP



ENERGY EFFICIENCY GRAPH



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