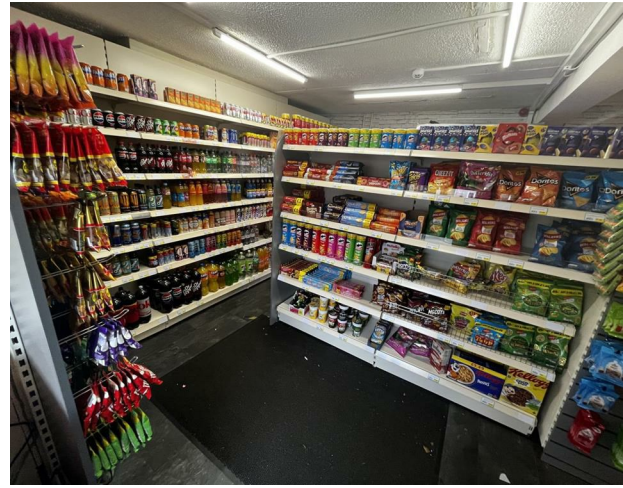


24 Pendre, Coity, Bridgend, Bridgend, CF31 1PE

£270,000

EPC Rating: Council Tax Band:



24 Pendre, Coity, Bridgend, Bridgend, CF31 1PE

£270,000

Council Tax Band:

A compact mixed-use investment opportunity comprising a ground floor post office and a one-bedroom flat, ideal for investors seeking an affordable entry point with dual income potential.

The property includes a commercial unit currently operating as a post office and a self-contained one-bedroom flat above, providing a simple and manageable investment structure.

Located within a local centre, the property benefits from steady footfall and ongoing demand for both commercial and residential space.

Key Features:







76 Woodville Road
Cathays
Cardiff
CF24 4ED

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 