



## Caeau Duon, offers over £140,000

- Spacious two-bedroom first-floor flat
- Additional downstairs room
- Front and rear gardens
- Easy access to M4 motorway and Pencoed railway station
- Perfect first-time buy or investment opportunity
- EPC Rating: D



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## About the property

Spacious Two/Three-Bedroom First-Floor Flat in the Heart of Pencoed – No Ongoing Chain

Located in the highly sought-after and convenient village of Pencoed, Bridgend, this well-presented and deceptively spacious first-floor flat offers versatile living accommodation, ideal for first-time buyers or as a buy-to-let investment.

The property features two generous bedrooms on the first floor, complemented by an additional downstairs room which could easily be used as a third bedroom, home office, or second living room, providing great flexibility to suit a variety of lifestyles.

Externally, the property enjoys both front and rear gardens, offering ample outdoor space — perfect for relaxing or entertaining.

Conveniently situated within easy reach of local schools, shops, and amenities, as well as excellent transport links including the M4 motorway and Pencoed railway station, this property offers the ideal balance of accessibility and community living.







## Accommodation

### Ground Floor

#### Entrance Hall

#### Reception

15' 1" x 7' 1" ( 4.60m x 2.16m )

#### First Floor

#### Landing

#### Living Room

11' 6" max x 16' 7" max ( 3.51m max x 5.05m max )

#### Kitchen

9' 2" x 10' 7" ( 2.79m x 3.23m )

#### Bedroom One

11' 5" x 13' 4" ( 3.48m x 4.06m )

#### Bedroom Two

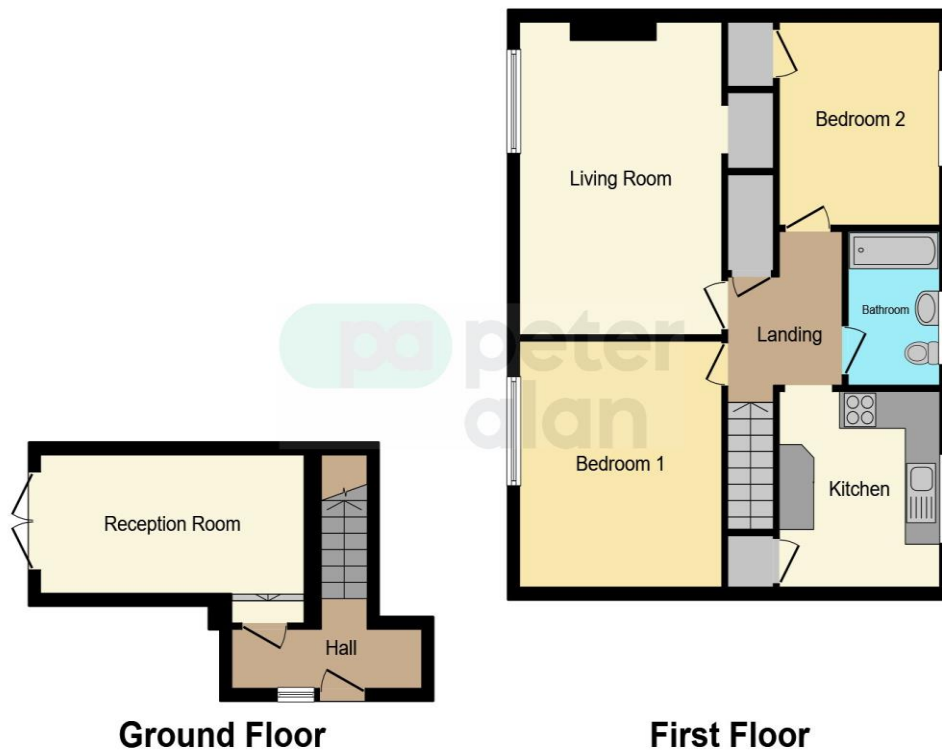
9' 2" x 10' 8" ( 2.79m x 3.25m )

#### Bathroom

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## 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](http://www.focalagent.com)

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