



## Flat 2, 12 Coychurch Road, Pencoed

£125,900 Leasehold

Ground Floor One Bedroom Flat • Ideal Purchase For First Time Buyer • Allocated Parking Space To Rear • Private Garden Plus Communal Garden • Well Presented Throughout • Walking Distance To Amenities & Train Station

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ESTATE AGENTS



One bedroom ground floor apartment in central Pencoed with private and communal gardens, off-road parking, and great transport links. Ideal for first time buyers.

Council Tax band: A

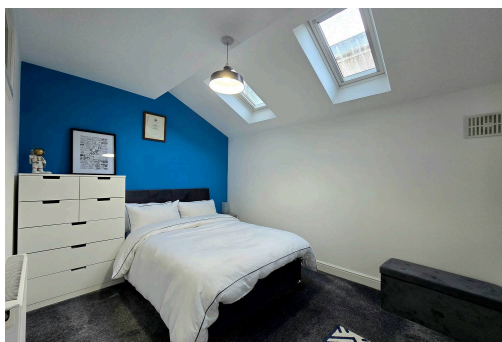
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Ground Floor One Bedroom Flat
- Ideal Purchase For First Time Buyer
- Allocated Parking Space To Rear
- Private Garden Plus Communal Garden
- Well Presented Throughout
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### Hallway

Access the property via the front or rear entrance, leading into the communal hallway. Flat 2 is located at the rear of the building and is entered from the hallway into a welcoming internal hall. Smooth skimmed walls and ceiling, radiator, ceramic tiled flooring with doors providing access to the adjoining rooms.

### Lounge / Diner

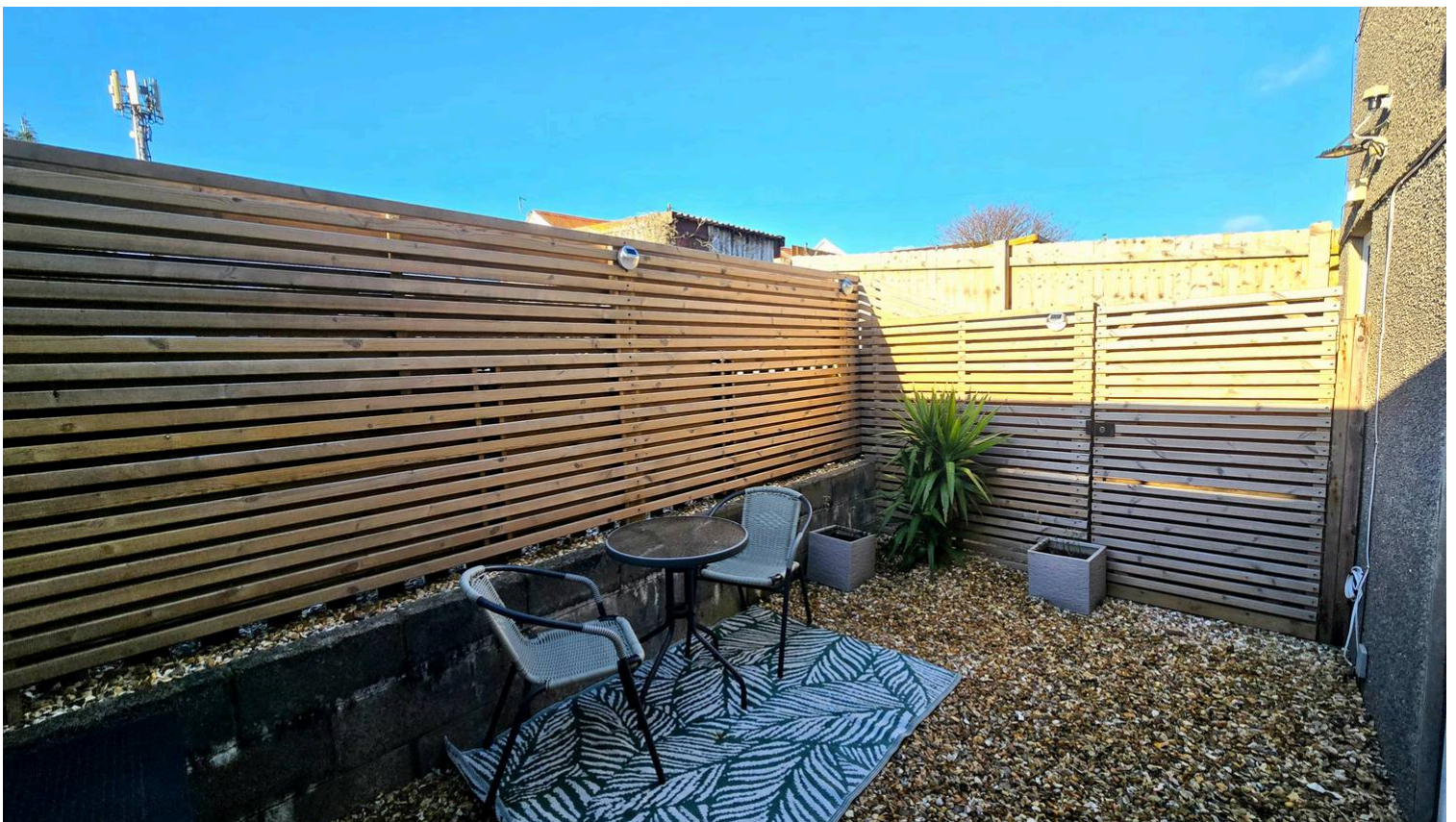
13' 7" x 11' 2" (4.14m x 3.40m)

A spacious room situated to the rear of the property nicely presented with an obscure UPVC double glazed window and door leading to a private garden area. This modern room has skimmed walls and ceiling with ceramic tiled floor and a radiator.

### Kitchen

9' 2" x 8' 6" (2.79m x 2.58m)

A modern fully fitted kitchen which includes a range of wall and base units to include inset draws with integrated electric oven and hob with canopy extractor over and integrated washing machine. Stainless steel sink with drainer and coordinating work surfaces with tiling to splash back areas. Space for tall fridge freezer. Pantry cupboard. Velux window. Radiator. Ceramic tiled floor.



**Bedroom One**

11' 11" x 13' 9" (3.63m x 4.20m)

Width measured to furthest point narrowing to 2.71M. Well appointed double bedroom with newly fitted carpet. Skimmed walls and ceiling with two velux windows. Built in double wardrobe and free standing single wardrobe. Radiator. Door to shower room.

**Shower Room**

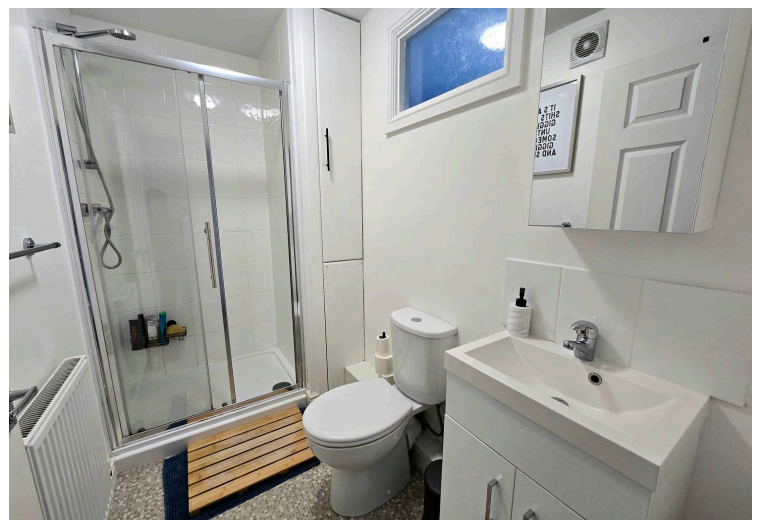
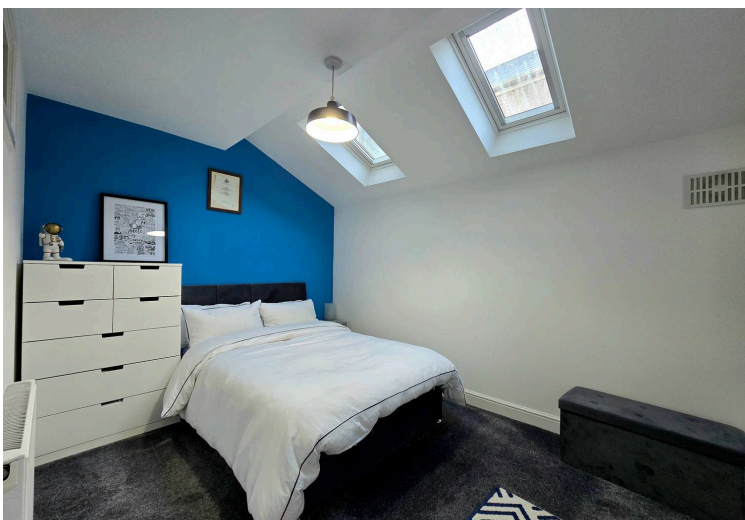
8' 4" x 4' 6" (2.55m x 1.38m)

A three piece suite in white which includes a tiled cubicle shower, WC and wash hand basin set into a vanity unit. Towel rail with radiator under. Vinyl Flooring. Extractor.

**Garden**

A fully enclosed maintenance free private garden accessed from the living room. A great space to relax or entertain with gate access to parking area and communal garden. A further communal garden area is laid to lawn, enclosed with picket fencing.







You can include any text here. The text can be modified upon generating your brochure.