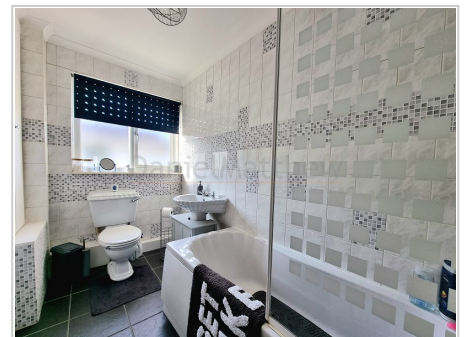


10 Min-y-nant
Pencoed
Bridgend
Bridgend County
CF35 6YP

£190,000



- Spacious Three Bedroom Semi Detached
- Generous Lounge
- Spacious Kitchen / Dining Room
- Cloakroom / WC
- Family Bathroom
- Driveway Leading To Garage
- Rear Court Yard With Access To POS
- Easy Access To Junction 35 Of The M4
- Walking Distance to Train Station, Schools & Amenities

Ref: PRA10779

Viewing Instructions: Strictly By Appointment Only

General Description

IDEAL FIRST TIME BUYER HOME Daniel Matthew are pleased to offer for sale this spacious three bedroom semi detached property situated in a popular location of Pencoed. The property comprises of: Entrance hallway, cloakroom/wc, lounge and kitchen/dining room. To the first floor there are three bedrooms and a family bathroom. Driveway leading to garage and courtyard to the rear. This property is ideal for first time buyers. It is conveniently located just off the M4 corridor Junction 35, and walking distance to Pencoed railway station. Pencoed offers many amenities including several good primary schools and a comprehensive school, shops and a leisure facilities. To arrange a viewing on this property call 01656 750764.

Accommodation



Hallway



Cloakroom/w.c (8' 2" x 2' 7") or (2.50m x 0.80m)



Lounge (15' 10" x 13' 1") or (4.83m x 4.00m)



Kitchen / Dining Room (15' 5" x 13' 1") or (4.70m x 4.00m)

Landing



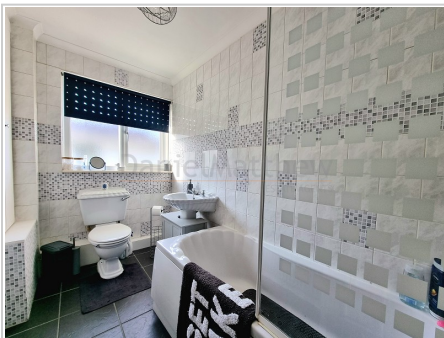
Bedroom One (13' 1" x 8' 7") or (4.00m x 2.61m)



Bedroom Two (13' 1" x 9' 10") or (4.00m x 3.00m)



Bedroom Three (9' 10" x 6' 11") or (3.00m x 2.10m)



Bathroom (9' 10" x 5' 3") or (3.00m x 1.60m)



Garden



Outside

Services

Mains electricity, mains water, mains gas, mains drainage

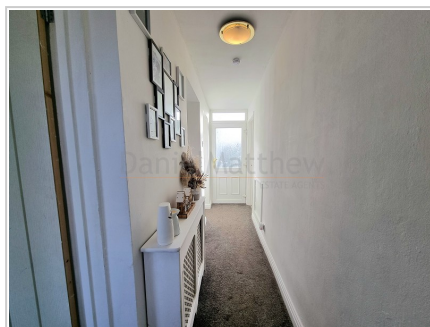
EPC Rating: C71

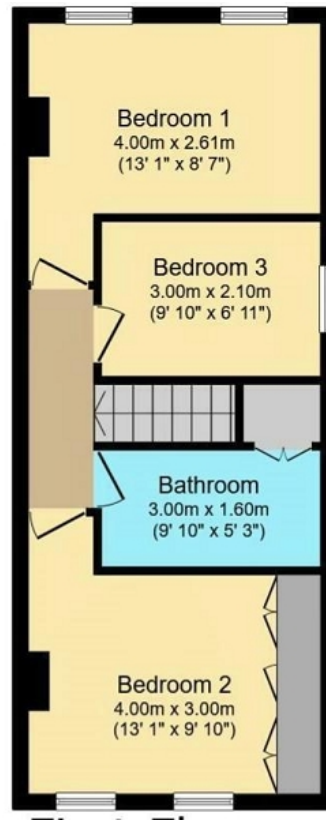
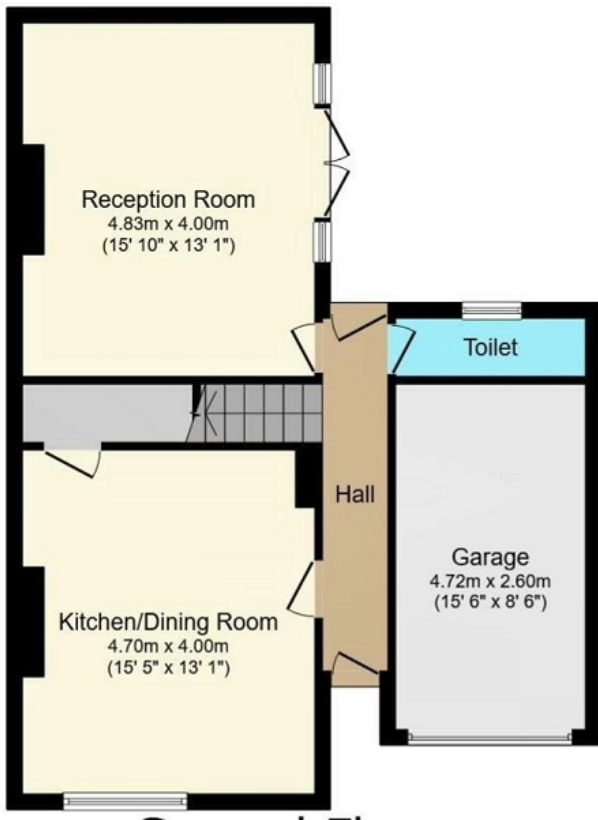
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.