



3, Taliesin Close  
Bridgend, CF35 6JR

Watts  
& Morgan

# 3 Taliesin Close

Pencoed, Bridgend CF35 6JR

**£210,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first-time purchase, this well-presented three-bedroom mid-terrace property is situated in a popular location in Pencoed and is offered for sale with no onward chain. Conveniently positioned just a short walk from local village amenities — including shops, schools and transport links — the property also provides excellent access to Junction 35 of the M4 and Bridgend Town Centre. The accommodation comprises an entrance hall, lounge and kitchen/dining room. To the first floor, there are two double bedrooms, one single bedroom and a family bathroom. Externally, the property benefits from one allocated parking space and an enclosed rear garden featuring an outbuilding, offering useful additional storage or potential for a variety of uses. Chain free.

## Directions

Bridgend Town Centre- 4.0 Miles Cardiff City Centre- 22.1 Miles J35 (M4 Motorway) – 2.1 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into an entrance hallway with laminate flooring and a staircase rising to the first floor. The spacious living room features continuation of the laminate flooring and a front-facing window, creating a bright and welcoming reception space. To the rear, the kitchen/dining room is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled splashbacks and a rear-facing window. A uPVC door provides direct access to the garden. There is ample space for a freestanding dining table, and integrated appliances include a 4-ring gas hob with oven, grill and extractor fan. Space is also provided for a freestanding fridge/freezer. An under-stairs storage cupboard offers additional practicality.

The first-floor landing features carpeted flooring and access to the loft hatch. Bedroom One is a double bedroom with exposed floorboards, built-in storage and a front-facing window. Bedroom Two is a second double bedroom with exposed floorboards and a rear-facing window. Bedroom Three is a single bedroom with a front-facing window. The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, WC and wash-hand basin. The room is finished with vinyl flooring, tiled walls and a rear-facing window.

### GARDENS AND GROUNDS

Approached off Taliesin Close, No. 3 benefits from an allocated parking space to the front of the property. The front forecourt garden is attractively arranged with stone chippings and an area of artificial grass for low-maintenance kerb appeal. To the rear, the property enjoys a fully enclosed garden featuring a patio area ideal for outdoor seating and dining, with the remainder laid to artificial grass for year-round ease. A versatile outbuilding, complete with power and plumbing, provides excellent potential for use as a utility space, workshop or home office.

### ADDITIONAL INFORMATION

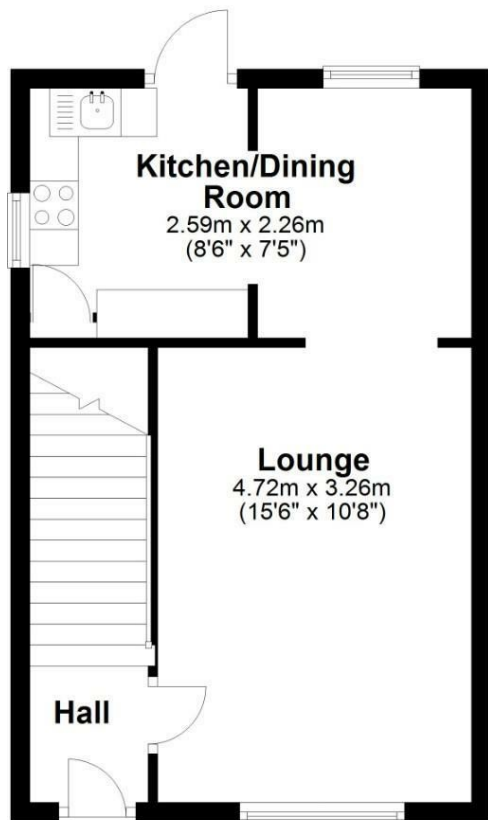
Freehold. All mains services connected. EPC Rating: 'E'. Council Tax is Band 'B'.

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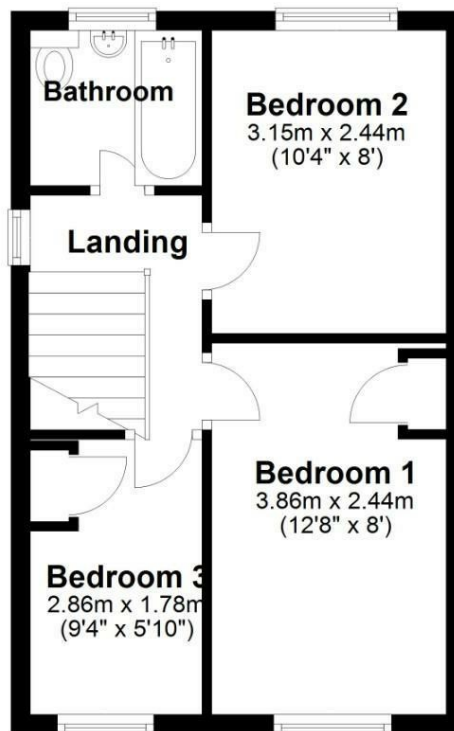
## Ground Floor

Approx. 17.8 sq. metres (191.6 sq. feet)  
(excluding Lounge)



## First Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 48.5 sq. metres (521.9 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

