



Tan-Y-Bryn

, Pencoed, CF35 6RT

Offers in excess of £175,000



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Situated within the charming village of Pencoed, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by an entrance hall that leads to a cosy lounge, ideal for relaxation or entertaining guests. The fitted kitchen is both practical and inviting, providing ample space for culinary pursuits.

The first floor boasts two generously sized double bedrooms, ensuring plenty of room for rest and personal space. The refurbished bathroom has been thoughtfully designed to offer a modern shower room, enhancing the overall appeal of the home.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, off-road parking is available, a valuable asset in this area.

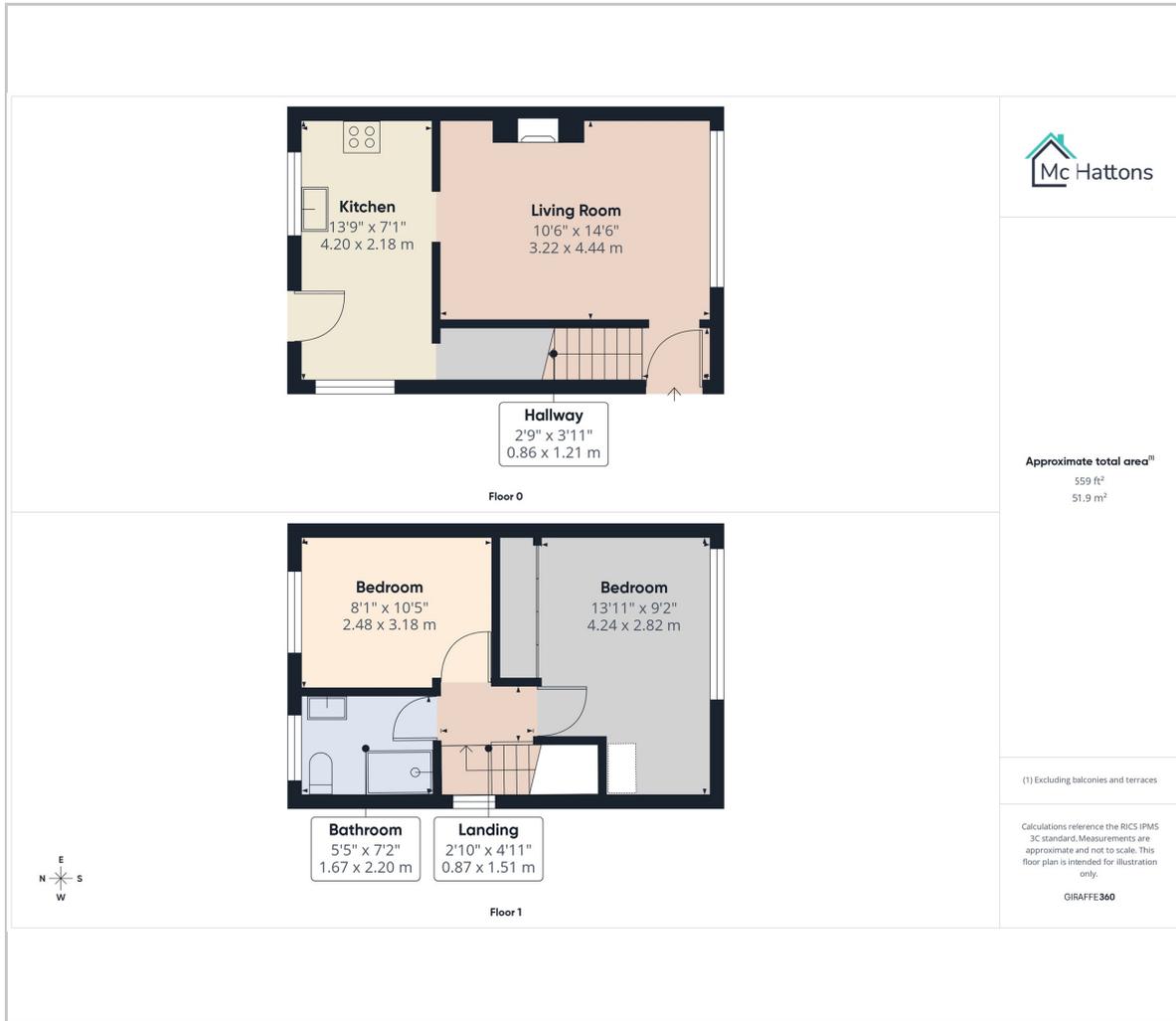
Pencoed is well-equipped with a variety of local amenities, including shops, takeaways, restaurants, and a supermarket, making daily life convenient. Families will appreciate the proximity to schools, while commuters will benefit from excellent road access to the M4 corridor and a short drive to Bridgend Town Centre.

This property is an ideal opportunity for first-time buyers seeking a welcoming home in a vibrant community. Early viewing is highly recommended to fully appreciate all that this charming residence has to offer.

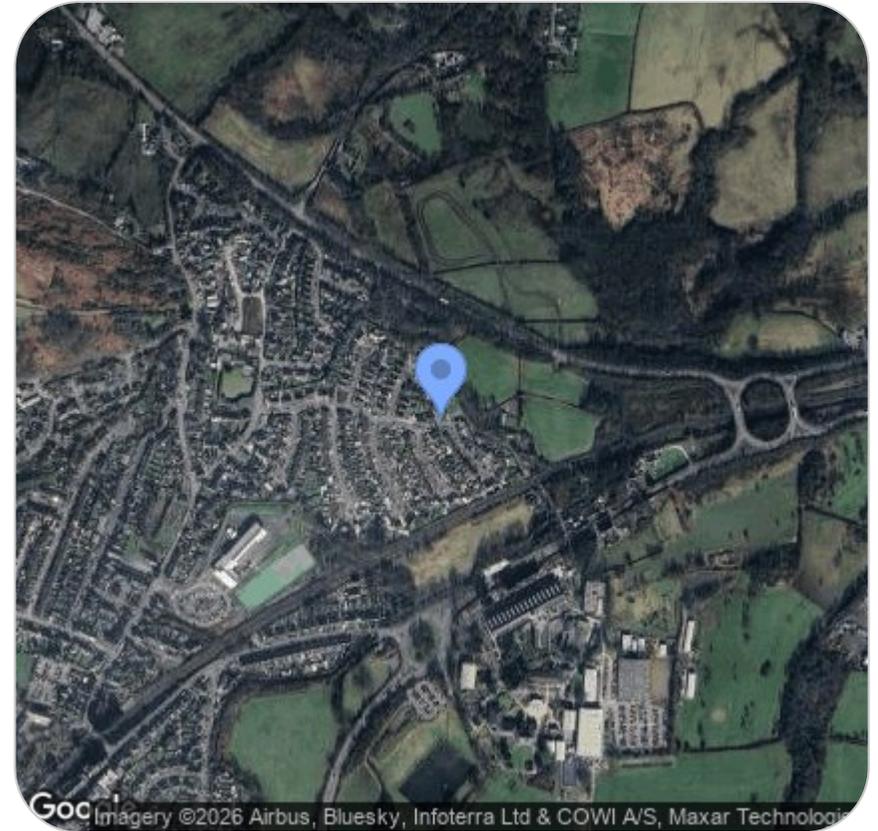




## Floor Plan



## Area Map



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

