



## Blaen Y Fro, Pencoed

**£280,000**

- Convenient Driveway and Garage
- Excellent Public Transport Link
- Three Spacious Bedrooms
- Modern Standard Throughout
- EPC Rating: E



 3  1  1



## About the property

Modern three-bedroom detached bungalow offering spacious, flexible living accommodation, a beautiful garden, off-road parking and a garage. Ideally located close to local amenities, schools and transport links, this turn-key home is perfect for a range of buyers.





## Accommodation

### Kitchen

19' 9" x 9' 4" ( 6.02m x 2.84m )

### Living Room

16' 5" x 10' 10" ( 5.00m x 3.30m )

### Reception Room/Bedroom 3

10' 10" x 8' 8" ( 3.30m x 2.64m )

### Bedroom 1

13' 9" x 8' 8" ( 4.19m x 2.64m )

### Bedroom 2

11' 2" x 10' 10" ( 3.40m x 3.30m )

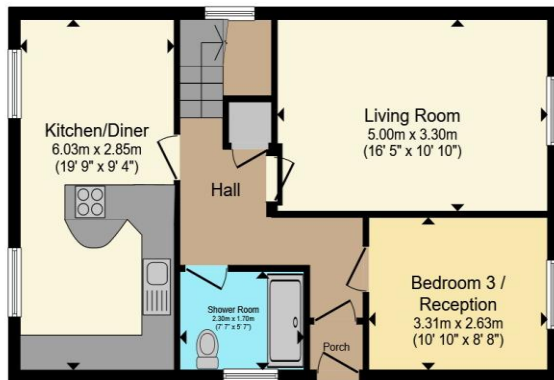
### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

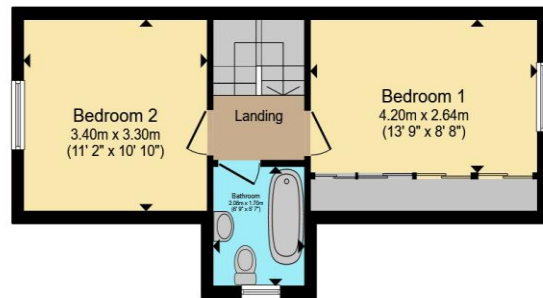
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (992 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## Important Information

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