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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Mingsfrwd Road*

PENCOED



Comments by Miss Georgia Farr



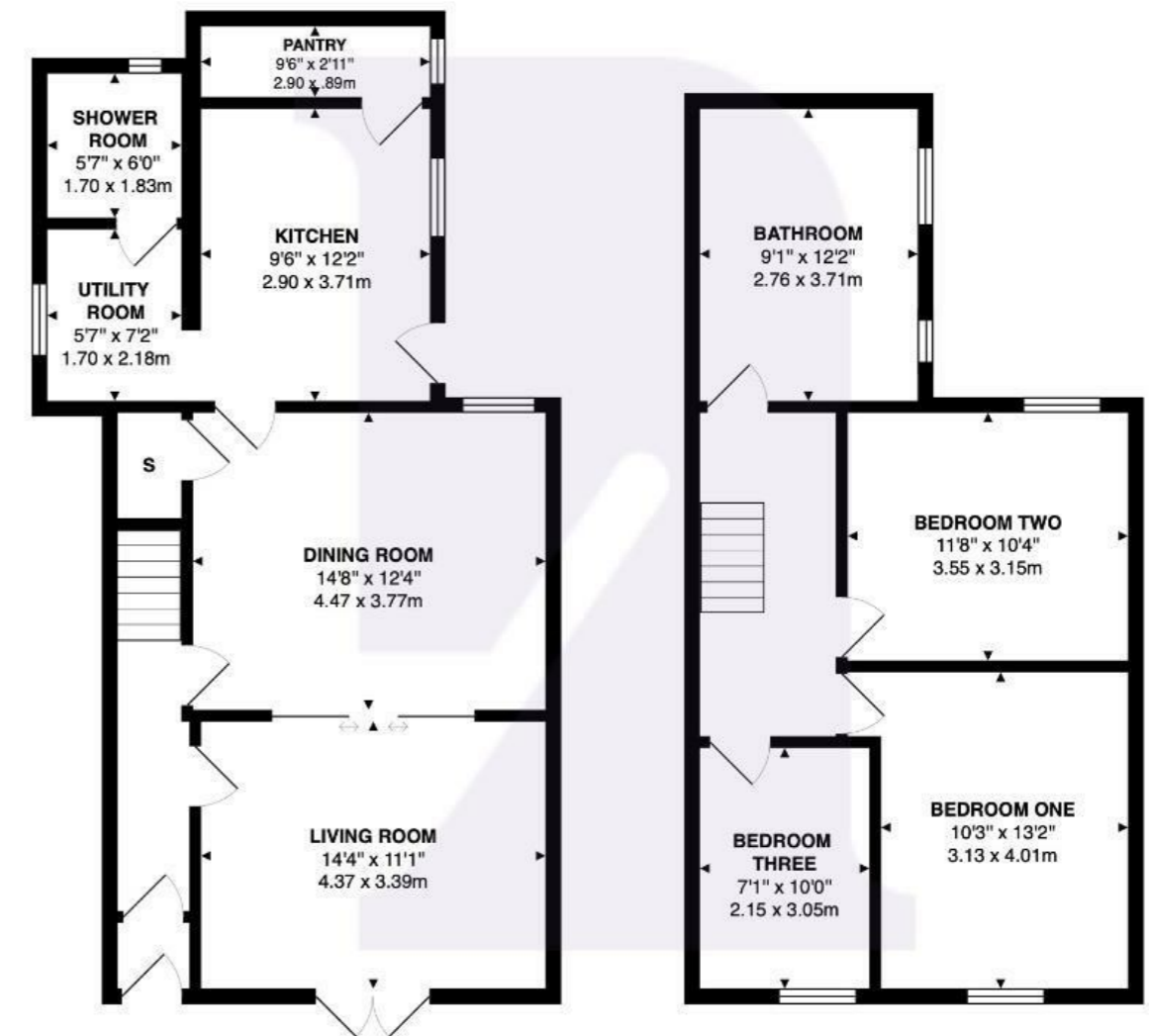
**Property Specialist**

**Miss Georgia Farr**

Sales Negotiator

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Minffrwd Road, Pencoed, CF35 6RL



Total Area: 1211 ft<sup>2</sup> ... 112.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Minffrwd Road

*Pencoed, Bridgend, CF35 6RL*

Offers In The Region Of

**£366,000**



3 Bedroom(s)



2 Bathroom(s)



1248.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Charming Cottage Style Home in the Heart of Pencoed, Bridgend

Located on Minffrwd Road in the highly desirable town of Pencoed, Bridgend, this beautifully presented end of terrace cottage effortlessly combines period charm with modern living. Thoughtfully renovated throughout and extending to approximately 1248 sq ft, the property retains the character of its late 19th century origins while offering contemporary comfort and style.

Inside, you will find a warm and inviting reception room ideal for both relaxed family evenings and entertaining. The home boasts three spacious bedrooms, providing versatility for family living, guest accommodation or a dedicated home office. A sleek and stylish modern bathroom enhances the home's overall functionality and appeal.

One of the standout features is the beautifully maintained garden, set back from the road to offer a sense of privacy and tranquillity. Perfect for gardening enthusiasts, nature lovers or those who simply enjoy outdoor living, the space is equally suited to peaceful mornings or hosting friends and family.

Adding to the home's practicality is gated off road parking for multiple vehicles, a rare benefit in such a central location.

Whether you are a growing family or looking for a peaceful retreat in a community focused setting, this home delivers the best of both worlds. With spacious interiors, attractive outdoor areas and a prime location, this is a rare opportunity to secure a truly special property in Pencoed.



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HALLWAY 3'0" (0.91m)

BEDROOM THREE 10'0" x 7'02" (3.05m x 2.18m )

LIVING ROOM 11'01" x 14'05" (3.38m x 4.39m)

BATHROOM 12'01" x 9'0" (3.68m x 2.74m )

DINING ROOM 12'04" x 14'08" (3.76m x 4.47m )

KITCHEN 12'02" x 9'06" (3.71m x 2.90m )

UTILITY ROOM 4'03" x 7'02" (1.30m x 2.18m )

SHOWER ROOM 4'02" x 6'0" (1.27m x 1.83m )

PANTRY 10'09" x 2'11" (3.28m x 0.89m )

BEDROOM ONE 10'03" / 11'06" x 13'02" (3.12m / 3.51m x 4.01m )

BEDROOM TWO 11'08" x 10'05" (3.56m x 3.18m )





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

