



**Deri Avenue
Pencoed
Bridgend
Mid Glamorgan
CF35**

Offers in Excess of £205,000

bettermove

Deri Avenue Bridgend

Bettermove are proud to present this 3 bedroom semi-detached house in Pencoed, available with no forward chain.

This is currently a tenanted property, and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is E.

The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, conservatory, one double bedroom, and shower room on the ground floor. The first floor consists of two double bedrooms, and the family bathroom, with ample storage space. The property has the added benefit of a detached garage and workshop, with the exterior boasting a front lawned garden, and a private rear garden, perfect for enjoying the summer months.

Located in the sought after village of Pencoed, Bridgend, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Pencoed Train Stations (0.6 mile), a variety of local bus routes, and quick access to the M4.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Deri Avenue, Pencoed, Bridgend
 Approximate Gross Internal Area
 Main House = 121 Sq M/1302 Sq Ft
 Garage/Outbuilding = 21 Sq M/226 Sq Ft
 Total = 142 Sq M/1528 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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