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HERE TO GET *you* THERE



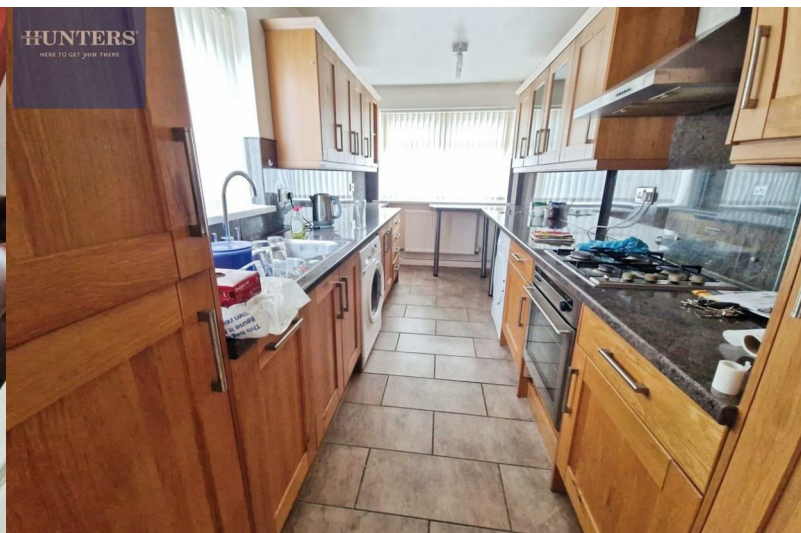
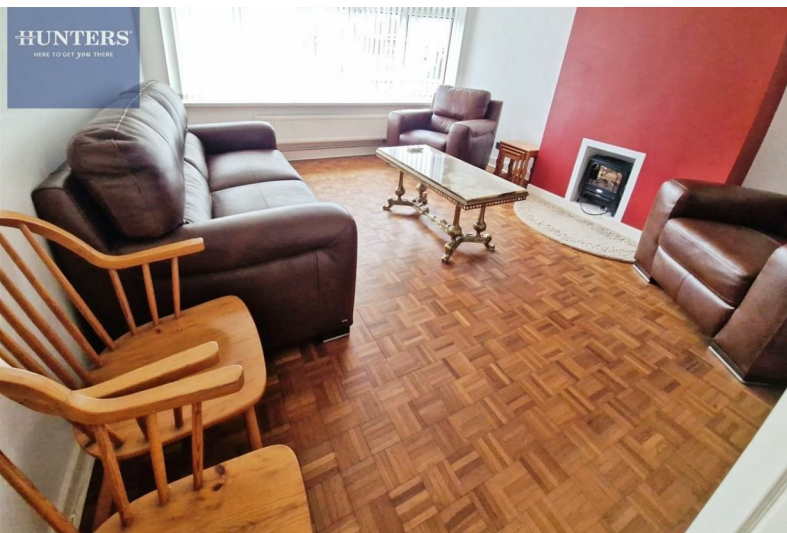
Glan-Y-Nant

Pencoed, Bridgend, CF35 6TG

£230,000



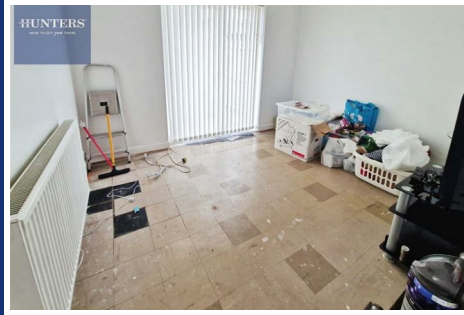
Council Tax: D



3 Glan-Y-Nant

Pencoed, Bridgend, CF35 6TG

£230,000



General

Pencoed, a charming town in Bridgend County Borough, South Wales, is an appealing place to live, known for its blend of rural tranquility and modern conveniences. Nestled within easy reach of both Cardiff and Swansea, Pencoed offers a strategic location with excellent transport links, making it ideal for commuters. The town is served by the Pencoed railway station, which provides regular services to the major cities, while the M4 motorway is just a short drive away, ensuring seamless connectivity.

Local amenities in Pencoed cater to a variety of needs. The town boasts a range of shops, including a large supermarket, independent stores, and essential services such as post offices and library. For leisure and fitness, residents can enjoy the Pencoed Swimming Pool and Fitness Center, which offers a range of activities for all ages. Additionally, there are several cozy cafes, traditional pubs, and restaurants that add to the town's welcoming atmosphere.

Families will find the local schools to be a key highlight. Pencoed Primary School and Pencoed Comprehensive School have good reputations for providing quality education, fostering a supportive learning environment for children of all ages. The proximity to Bridgend College also offers opportunities for further education and vocational courses.

Natural beauty surrounds Pencoed, offering numerous outdoor pursuits. The nearby Bryngarw Country Park is a popular spot, providing beautiful landscapes, walking trails, and a children's play

area. For those who enjoy nature, the park's gardens and woodlands offer a peaceful retreat. Additionally, the stunning South Wales coastline is only a short drive away, perfect for beach outings and water sports.

Hallway

With original block flooring, papered walls and textured ceiling, central light fitting, radiator, under stair cupboard, stairs to first floor, doors to:

Lounge

15'0" x 12'7" (4.57m x 3.84m)

with original block flooring, skimmed walls & ceiling, central light fitting, large bay window to the front, radiator.

Kitchen

7'5" x 15'8" (2.26m x 4.78m)

Located at the front of the property, fitted kitchen oak shaker style bases and wall units and granite effect worktops with matching splash back, sink with drainer, gas hob, electric oven, tiled flooring, skimmed walls and ceiling, central light fittings, windows to front and side.

Bedroom 1

11'3" x 9'4" (3.43m x 2.84m)

Skimmed walls and textured ceiling which is covered with central light fittings, radiator, window to rear.

Bedroom 2

11'3" x 10'5" (at widest) (3.43m x 3.18m (at widest))

Skimmed walls and textured ceiling with central light fittings, radiator, French doors to rear.

Tel: 01656 856118

Bathroom

7'5" x 4'7" (2.26m x 1.40m)

tiled floors and walls, textured ceilings, 3 piece suite, WC and sink, and bath with over bath electric shower, central light fitting, radiator, window to side.

Bedroom upstairs

13'10" x 12'5" (4.22m x 3.78m)

carpets, skimmed walls and ceilings, radiator, central light fitting, window to front, selection of built in wardrobes, eaves storage..

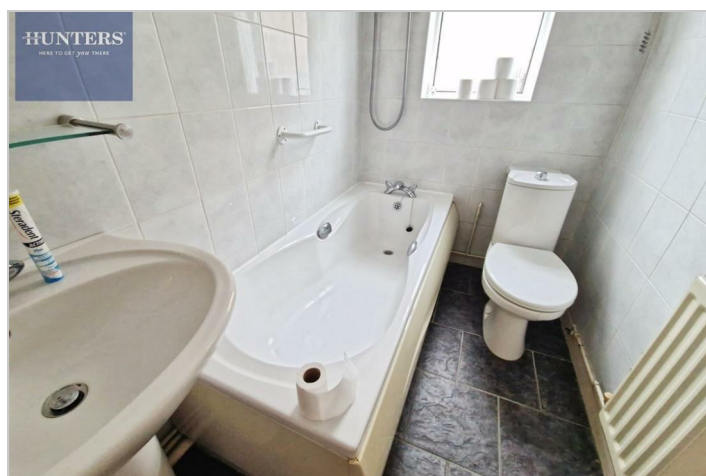
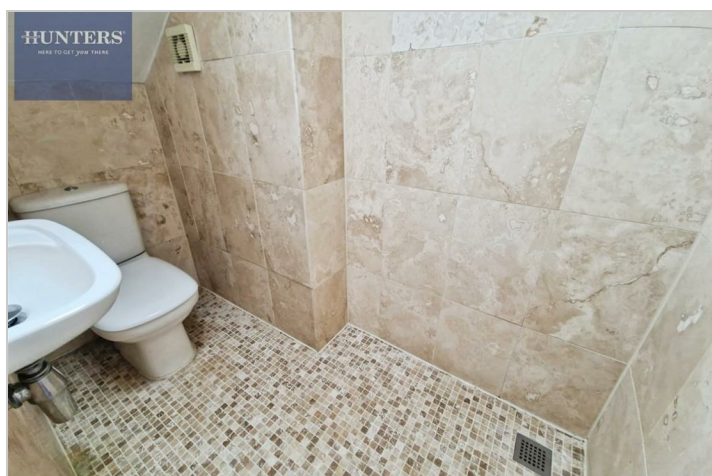
Ensuite

with tiled flooring and walls, skimmed ceilings with side lighting, chrome towel radiator, wc and hand wash basin, shower cubicle with thermostatic shower, skylight in ceiling.

Gardens

Front enclosed garden with concrete driveway leading to single garage with up and over front door and side door, chipped area to front.

Rear enclosed gardens with patio against house leading to chipped area, wood shed to remain, side gated access.



Road Map



Hybrid Map



Terrain Map



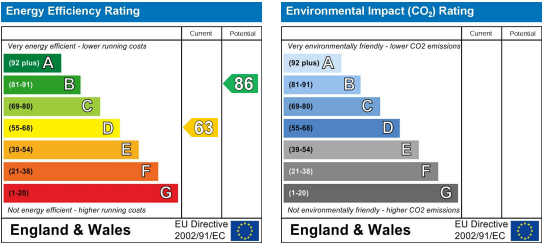
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.