

HUNTERS®

HERE TO GET *you* THERE



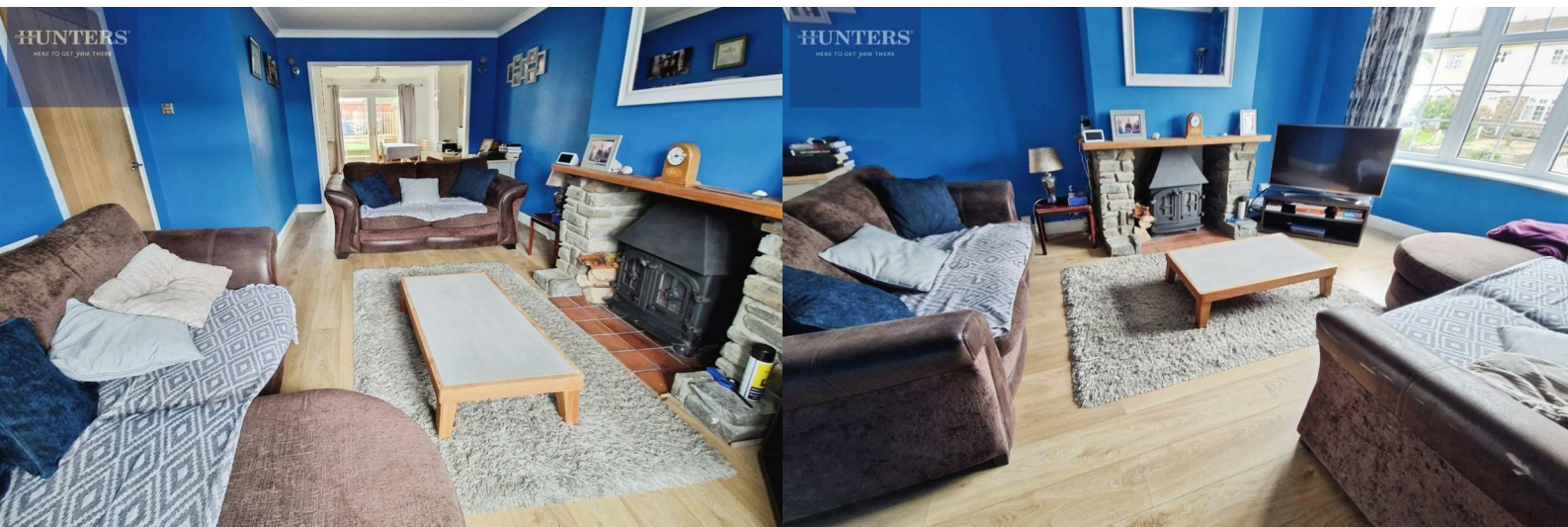
Eleanor Close

Pencoed, CF35 6RD

£235,000



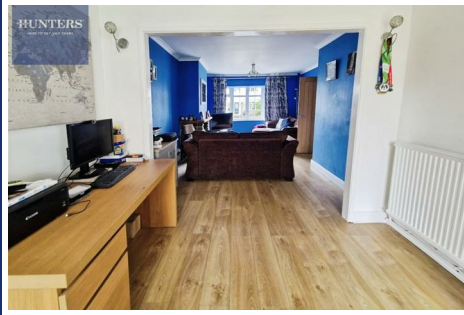
Council Tax: D



59 Eleanor Close

Pencoed, CF35 6RD

£235,000



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 banks. 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 tiled flooring, skimmed walls and ceilings which are coved with central lighting, composite front door, utility cupboard, radiator, stairs to first floor, window to side, doors to:

WC

Off hallway with tiled flooring, tiled / skimmed walls and ceiling with central lighting, wc and sink, window to side.

Lounge

17'2" x 12'3" (at widest) (5.23m x 3.73m (at widest))
Laminate flooring, skimmed walls and ceilings which are coved with central light fitting, radiator, bay window to front, stone fire surround with tiled hearth and wood burning stove, open arch to dining.

Kitchen Dining

18'00" x 15'3" (at widest points) (5.49m x 4.65m (at widest points))
open plan area with laminate to flooring and tiled flooring to kitchen, skimmed walls and ceilings which are coved with central lighting, radiator, selection of base and walls units in a cream gloss and granite effect worktops with tiled splash back, integral oven and hood, composite sink with mixer tap, window to rear, radiator, French doors off dining, window to rear and door to side off kitchen.

Landing

with carpets, skimmed walls and textured ceilings with central lighting, wood bannister with spindles, attic access, window to side, airing cupboard, doors to:

Bedroom 1

11'9" x 11'6" (3.58m x 3.51m)

with carpets, skimmed walls and textured ceilings with central lighting, window to rear, radiator, selection of built in wardrobes and matching furniture.

Bedroom 2

11'9" x 11'0" (3.58m x 3.35m)

with carpets, skimmed walls and textured ceilings with central lighting, window to front, radiator.

Bedroom 3

8'5" x 7'5" (2.57m x 2.26m)

with carpets, skimmed walls and textured ceilings with central lighting, window to front, radiator.

Bathroom

7'10" x 5'7" (2.39m x 1.70m)

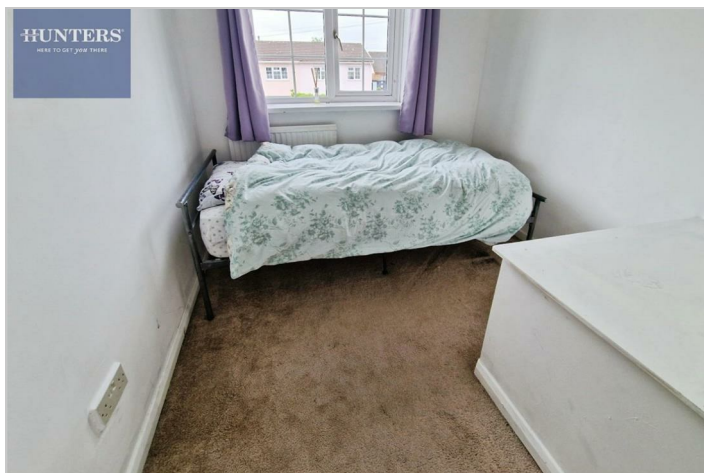
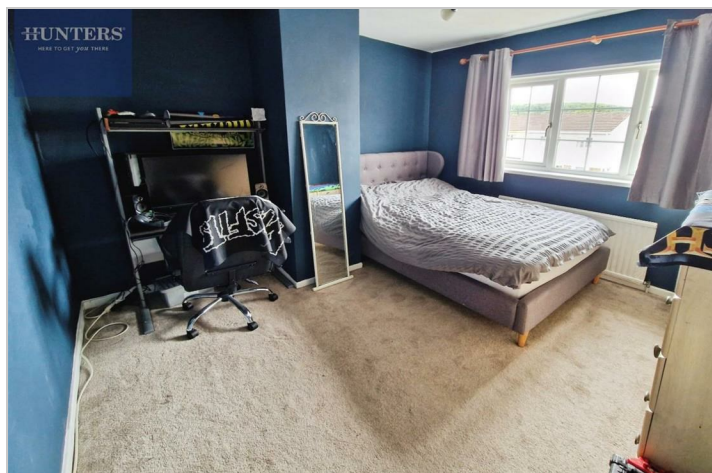
with tiled flooring, skimmed walls and ceilings with

spot lighting, 3 piece suite wc, sink built into vanity and bath with thermostatic shower and glass screen, window to rear, radiator.

Gardens

Enclosed rear garden with decking against house, further decked area and artificial grass to rear, and an upper tier. Extended single garage with up an over front door, power and lighting, side window.

Front garden which is open with tarmac drive extending to side and lawn to front.



Road Map



Hybrid Map



Terrain Map



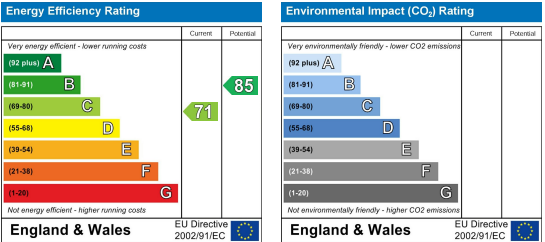
Floor Plan



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.