

HUNTERS®

HERE TO GET *you* THERE



Penybont Road

Pencoed, Bridgend, CF35 5PT

£189,950



Council Tax: C



90 Penybont Road

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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

entered through front door, with laminate flooring, skimmed walls and ceilings with central lighting, radiator, doors to, stairs to first floor.

Lounge Dining

22'7" x 12'2" (at widest) (6.88m x 3.71m (at widest)) with laminate flooring, skimmed walls and ceilings which are coved with central and side lighting, bay window to front and French doors to rear two radiators, stone fireplace with tiled hearth.

Kitchen

11'4" x 9'2" (3.45m x 2.79m) with tiled flooring, skimmed walls with tiled back splash and ceilings with central lighting. Selection of base and wall units shaker beech with granite effect worktops, sink & drainer, windows and door to rear, radiator open arch to dining area, storage cupboard with wall mounted boiler, with window to rear.

Landing

with carpets, skimmed walls and ceilings with spot lighting, wood bannister with spindles, doors to:

Bedroom 1

15'5" x 11'0" (4.70m x 3.35m) with laminate flooring, skimmed walls and ceilings with central lighting, two windows to front, radiator.

Tel: 01656 856118

Bedroom 2

11'3" x 9'0" (3.43m x 2.74m)

with laminate flooring, skimmed walls and ceilings and central lighting, window to rear, radiator.

Bathroom

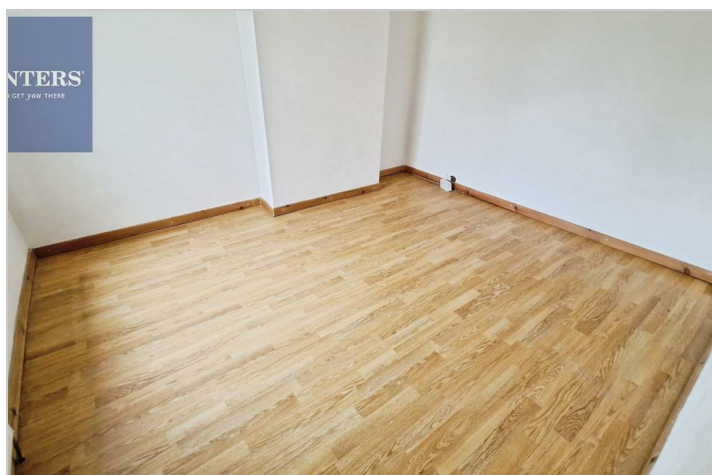
11'0" x 9'1" (3.35m x 2.77m)

with laminate flooring and tiled / skimmed walls, smooth ceilings which are coved with central lighting, 3 piece suite sink & wc, freestanding bath, separate shower cubicle with glass screens and thermostatic shower, radiator, window to rear.

Gardens

South facing garden with concrete patio against house leading to artificial grassed area in centre.

Double garage found at rear split into 2 rooms and garage with rear door and window into garden and roller shutter to lane access, power and lighting.



Road Map



Hybrid Map



Terrain Map



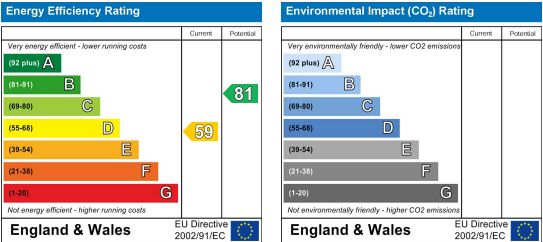
Floor Plan



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.