

HUNTERS®

HERE TO GET *you* THERE

HUNTERS®
HERE TO GET *you* THERE



Penprysg Road

Pencoed, Bridgend, CF35 6RH

Asking Price £240,000



This three-bedroom semi-detached house is for sale in Pencoed, near Bridgend, and is presented in good condition. The property offers one reception room, one kitchen and one bathroom, making it suitable for buyers seeking a straightforward layout. It is also being offered with no onward chain. The home falls within Council Tax Band C.

Pencoed provides a range of local amenities including shops, cafés and everyday services in the town centre. Nearby green spaces such as Pencoed Welfare Park offer open areas for walking and leisure, while Bridgend town centre, with a wider selection of retail and leisure facilities, is accessible by road.

Public transport links are available from Pencoed railway station, which provides services towards Bridgend, Cardiff and Maesteg. Typical journey times are around 10 minutes to Bridgend and approximately 25–30 minutes to Cardiff Central, offering commuting options for work or study. Road connections via the A473 and nearby M4 give access to Cardiff, Swansea and the wider South Wales region.

Local primary and secondary schools serve the Pencoed area, alongside community facilities and sports clubs, supporting a range of educational and recreational needs for residents considering this three-bedroom semi-detached house for sale.



Porch & Hallway

with tiled / oak flooring, wood panel and textured walls and textured ceilings with central lighting, radiator, stair to first floor, front door and secondary door, doors to;

Living Room 19'1" x 14'00" (at widest) (5.82m x 4.27m (at widest))

with oak flooring, textured & wood clad walls & textured ceiling which is coved, central light fittings, radiator, marble hearth and back panel with wood fire surround with gas fire, bay window to front.

Kitchen dining 16'4" x 11'3" (4.98m x 3.43m)

With oak flooring, textured & wood clad walls & textured ceiling which is coved, central light fittings, radiator, selection of base and wall units in pine shaker style with matching worktops, sink and drainer with mixer tap, integral double oven, electric hob and hood, window to rear and door to utility.

Utility / wc 9'6" x 5'9" (2.90m x 1.75m)

with tiled flooring, wood clad / tiled walls and cork ceiling with central lighting, base and wall units with granite effect worktops and integral sink and drainer, plumbing for washing machine, window and door to rear, radiator. Two cupboards with wc and shower with own doors.

Landing

with carpets, papered / wood clad walls and textured ceilings with central lighting, wood banister, attic access, doors to:

Bedroom 1 11'4" x 10'1" (3.45m x 3.07m)

with carpets, papered walls with picture rail skimmed ceiling which is coved with central lighting, radiator, window to front.

Bedroom 2 11'4" x 8'11" (3.45m x 2.72m)

with carpets, papered walls and textured ceiling which is coved with central lighting, radiator, window to rear.

Bedroom 3 7'2" x 6'4" (2.18m x 1.93m)

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

Bathroom 10'11" x 9'9" (3.33m x 2.97m)

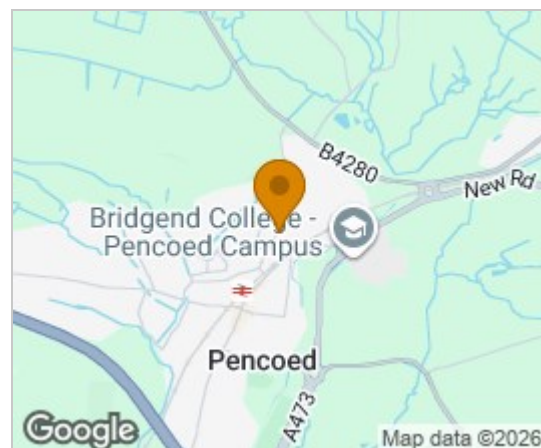
Oak flooring, paper / tile & wood clad walls, skimmed ceiling with central lighting, 3 piece white suite wc, sink set in vanity unit, and free standing bath, towel radiator, window to rear., built in cupboards.

Gardens

Enclosed front & side garden which has been patio slabbed.

Rear garden which is patio front to rear, rear block built outbuilding with power and lighting, side gated access to rear allocated parking space which is secured with entry barrier.

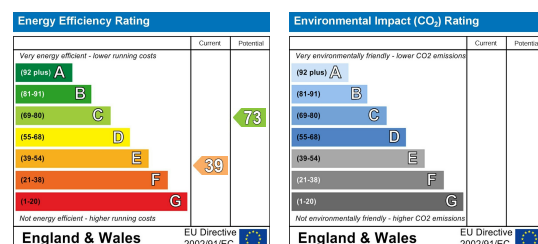
Area Map



Floor Plans



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.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG

Tel: 01656 856118 Email: bridgend@hunters.com <https://www.hunters.com>