

# HUNTERS®

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## Penprysg Road

Pencoed, Bridgend, CF35 6RH

£215,000



Council Tax: C



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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 carpets, wood panel / wood chip walls and textured ceiling with central lighting, radiator, stairs to first floor, door to dining

## Lounge

11'4" x 11'4" (3.45m x 3.45m)

with carpets, papered walls and textured ceiling which is covered with central lighting, window to front and sliding doors dining, radiator, marble fireplace and hearth with gas fire.

## Dining

11'4" x 10'4" (3.45m x 3.15m)

with carpets, papered walls and textured ceiling which is covered with spot / central lighting, window into kitchen and sliding doors lounge, radiator, under stair storage.

## Kitchen

11'6" x 8'8" (at widest) (3.51m x 2.64m (at widest))

with tiled flooring, tiled / textured walls and ceiling with central lighting. Selection of base and wall units in red and beech with oak effect worktops, sink & drainer, integral oven and hob, two windows to rear, door to rear with access to the garden.

## WC

off rear hallway with tiled flooring, tiled / skimmed walls and ceiling with central lighting, window to rear, wc.

## Landing

with carpets, wood chip walls and textured ceiling with central lighting, wood bannister with iron spindles, built in cupboard, doors to:

## Bedroom 1

13'9" x 10'3" (4.19m x 3.12m)

with carpets, papered walls and textured ceiling with central lighting, two windows to front, radiator.

## Bedroom 2

11'3" x 8'2" (3.43m x 2.49m)

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

## Bedroom 3

9'1" x 8'4" (2.77m x 2.54m )

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

## Bathroom

5'7" x 6'5" (1.70m x 1.96m )

with vinyl flooring and marble effect clad walls, textured ceiling with central lighting, 2 piece suite sink built into vanity storage & wc, separate shower cubicle with electric shower and glass screen, radiator, window to rear.

## Gardens

Enclosed front yard with stone wall, side driveway in front of single detached garage with up and over front door, rear access door, power and lighting.

Main garden is found at side of the property which has a patio against the side of the garage and large lawn area with rear green house, shared pathway with neighbouring garden.



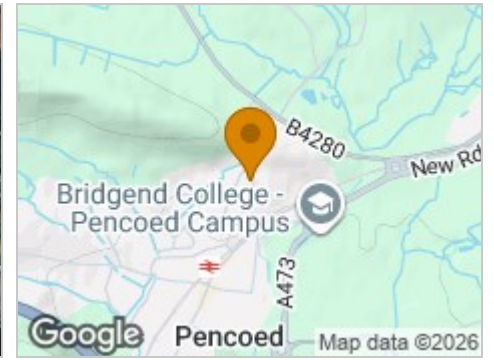
## Road Map



## Hybrid Map



## Terrain Map



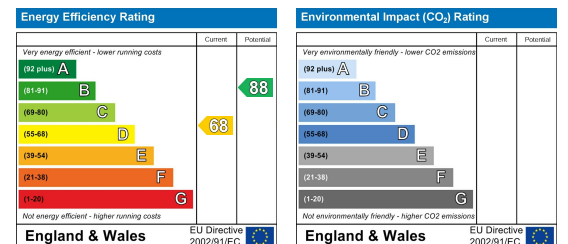
## Floor Plan



## 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.