

HUNTERS[®]

HERE TO GET *you* THERE

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Caer Berllan

Pencoed, CF35 6RR

£265,000



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 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.

Kitchen

13'10" x 8'8" (at widest) (4.22m x 2.64m (at widest)) with laminate flooring, skimmed walls and ceilings with central lighting. Selection of base and wall units in oak shaker style with granite effect worktops and tiled splash back, sink & drainer, electric hood, window to front and side, entrance door to side.

Central Hallway

with carpets, papered walls and textured ceiling which is covered with central lighting, radiator, stairs to first floor and doors into:

Lounge

14'10" x 10'4" (4.52m x 3.15m)
With carpets, papered walls & smooth ceiling, central light fittings, radiator, power & tv points, window to front, wood fire surround with marble hearth & back panel and gas fire.

Bedroom (downstairs)

11'4" x 9'5" (3.45m x 2.87m)
with carpets, skimmed walls and textured ceiling with central lighting, French doors to conservatory, radiator, under stair storage.

Dining / Bedroom

9'11" x 9'5" (3.02m x 2.87m)
with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator,

Bathroom

6'7" x 5'8" (2.01m x 1.73m)

Tiled flooring and walls, skimmed ceiling with central light fittings, 3 piece white suite wc, hand basin built into vanity storage, shower cubicle with electric shower, radiator, window to side.

Landing

With carpets, skimmed walls and ceiling, central light fitting, wood banister.

Bedroom 1

14'5" x 10'1" (at widest) (4.39m x 3.07m (at widest)) with carpets, skimmed walls and ceiling, radiator, central light fitting, window to side.

Bedroom 2

14'5" x 9'7" (4.39m x 2.92m) with carpets, skimmed walls and ceiling, radiator, central light fitting, window to side.

Shower Room

6'11" x 6'10" (2.11m x 2.08m)

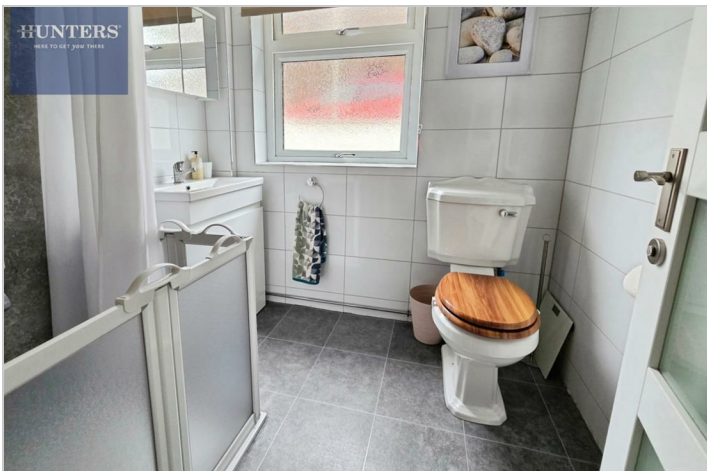
with carpets, skimmed walls and ceiling with central lighting, radiator, wc and hand wash basin built into vanity storage, shower cubicle with glass screen and thermostatic hydro shower.

Gardens

The front of the house enclosed with concrete drive extending to side for 2-3 vehicles, front garden is chippings with some mature trees and bushes.

Enclosed rear garden, patio area off the back of the house, middle chipped section with path to side, some central mature borders borders, further hardstand and patio to rear.

There is a single garage with power and lighting, up and over front door, side window and door.



Road Map



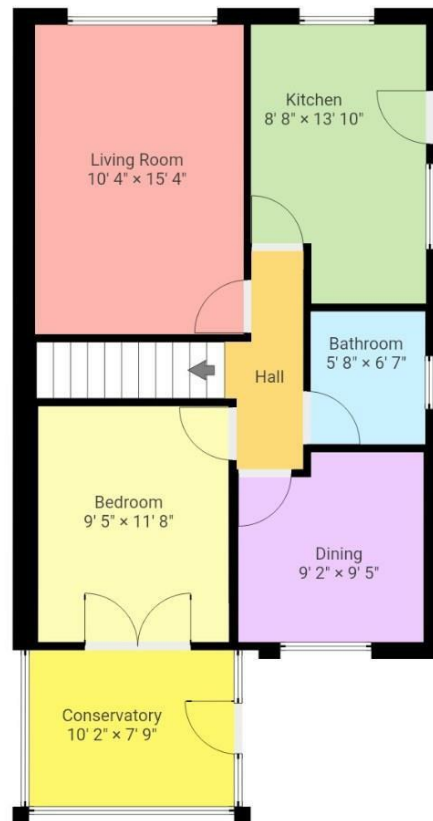
Hybrid Map



Terrain Map



Floor Plan

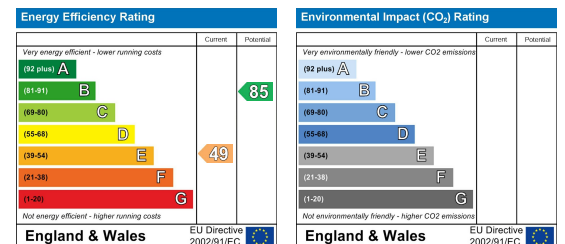


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Viewing

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.