

HUNTERS®

HERE TO GET *you* THERE

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Coed Bach

Pencoed, Bridgend, CF35 6TF

£240,000



Council Tax: D



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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.

Hallway

with carpets, papered walls and skimmed ceiling which is covered with central lighting, radiator, stairs to first floor with under stair storage, front door with side panel, and doors into:

Lounge

18'5" x 11'3" (at widest) (5.61m x 3.43m (at widest))
With carpets, papered walls & ceiling which is covered with central light fittings, two radiators, power & tv points, window to front, marble fireplace and hearth with gas fire.

Reception / Dining

15'2" x 8'11" (4.62m x 2.72m)
With carpets, papered walls & ceiling which is covered with central light fittings, two radiators, tv point, window to rear.

Kitchen breakfast room

20'7" x 8'4" (6.27m x 2.54m)
with tile effect flooring and skimmed walls. textured ceilings which are covered with central lighting, selection of base and wall units in formica with dark oak effect worktops, integral sink and drainer, appliances including double electric oven, gas hob & hood, additional pantry storage, window to rear and door to side.

Landing

With carpets, papered walls and skimmed ceiling

which is covered with central light fitting, wood banister, airing cupboard, window to side.

Bedroom 1

13'00" x 9'10" (3.96m x 3.00m)

carpets, skimmed walls and textured ceiling which is covered with central light fitting, tv point, window to front, radiator.

Bedroom 2

10'10" x 10'00" (3.30m x 3.05m)

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

Bedroom 3

with carpets, skimmed walls and ceilings, radiator, central light fitting, window to front, built in wardrobe.

Bathroom

7'4" x 5'6" (2.24m x 1.68m)

with vinyl flooring, tiled walls and skimmed ceilings with central lighting, 3 piece suite, WC and sink built into vanity storage and bath with thermostatic shower and glass screen, radiator, window to rear.

Gardens

The front of the house enclosed with concrete drive

extending to side for 2-3 vehicles, front garden is lawn.

Enclosed rear garden which has concrete path through centre to rear patio and middle lawn.

There is an extended single garage with, with power and lighting, up and over front door.



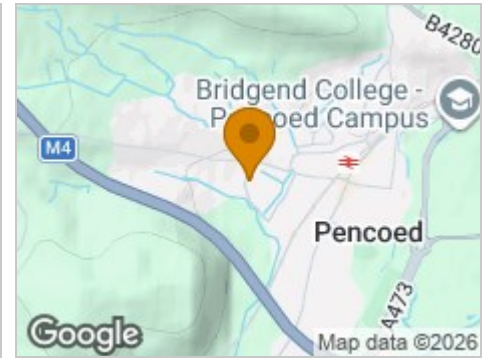
Road Map



Hybrid Map



Terrain Map



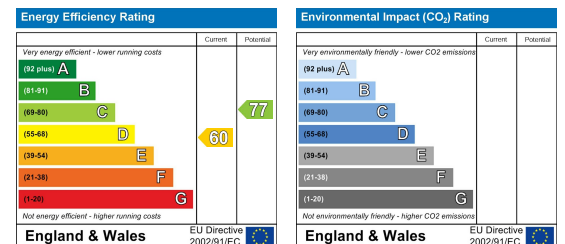
Floor Plan



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.