HUNTERS®

HERE TO GET *you* THERE

Alyson Way

Pencoed, CF35 6TP

£225,000

4 1 2 D

Council Tax: E

22 Alyson Way

Pencoed, CF35 6TP

£225,000

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 ceilings with central lighting, radiator, stair to first floor, doors to;

Lounge

18'10" x 10'10" (5.74m x 3.30m)
a double lounge found to rear with with carpets, papered walls & skimmed ceiling which is coved, central light fittings, radiator, patio doors and window to garden.

Kitchen

9'10" x 8'9" (3.00m x 2.67m)
Tile effect vinyl flooring, skimmed walls & ceiling, central light fittings, selection of base and wall units in green & oak with granite effect worktops, sink and drainer with mixer tap, window and door to rear.

Bedroom / Dining

9'0" x 8'11" (2.74m x 2.72m)
Found at the front with carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, window to front.

Bedroom 1 (downstairs)

12'2" x 10'10" (3.71m x 3.30m)
Found at the front with carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, under stair cupboard, window to front.

Bathroom
6'8" x 5'8" (2.03m x 1.73m)
Fitted as a wet room with non slip flooring, tiled walls and textured ceilings with central light fittings, 2 piece white suite wc and hand basin built into vanity, walk in shower with electric shower, towel radiator, window to side.

Landing
which is carpeted, papered walls and textured ceilings, central light fitting, radiator, airing cupboard attic room storage, doors to:

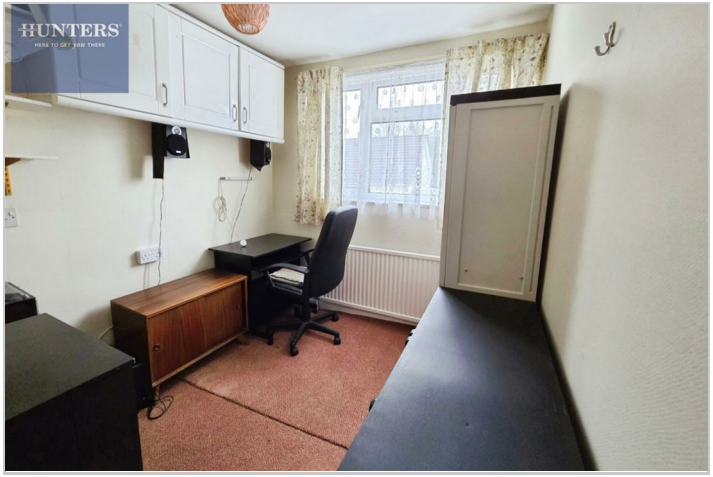
Bedroom 2 (upstairs)
12'6" x 10'8" (3.81m x 3.25m)
With carpets, skimmed walls and ceilings with central light fittings, radiator, window to rear views.

Bedroom 3
12'7" x 12'2" (at widest) (3.84m x 3.71m (at widest))
With carpets, textured walls and ceilings with central light fittings, radiator, window to front views.

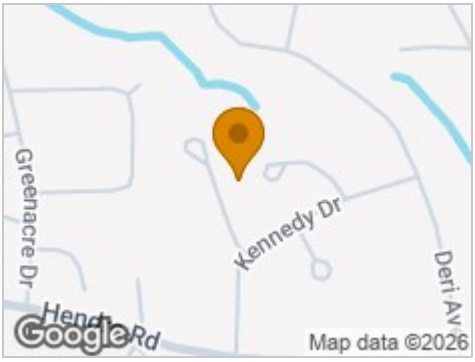
Bedroom 4
11'0" x 7'5" (at widest) (3.35m x 2.26m (at widest))
With carpets, skimmed walls and ceilings with central light fittings, radiator, window to rear views.

Gardens
Front Enclosed garden, concrete driveway to front extending to side to garage, front with chippings and raised borders with some mature bushes.

Enclosed rear garden mostly patio with some raised borders, side access to driveway, wooden shed. Single garage with power and lighting, up and over front door, side window and door.



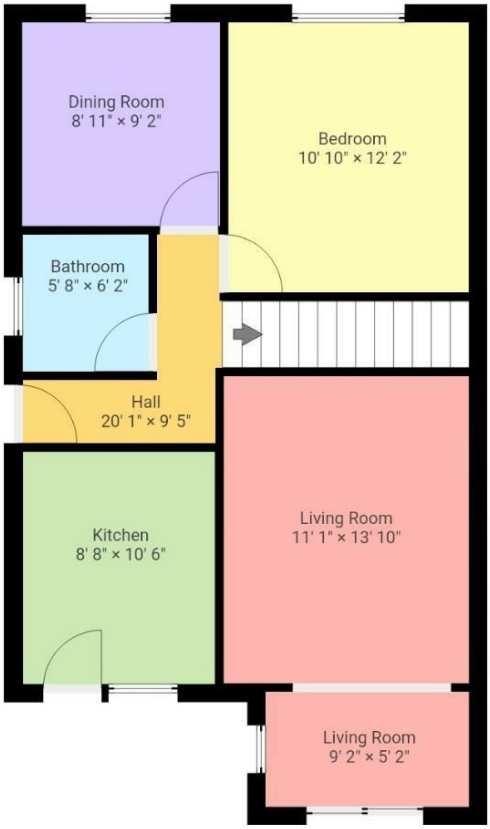
Road Map



Hybrid Map

Terrain Map

Floor Plan



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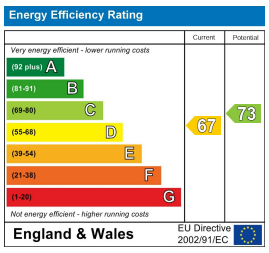
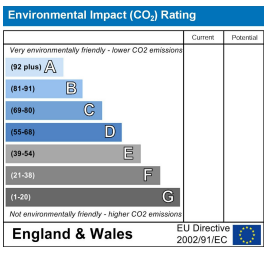
Viewing

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.
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