

# HUNTERS<sup>®</sup>

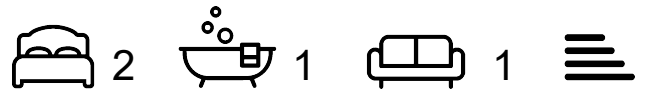
HERE TO GET *you* THERE



## Caeau Duon

Pencoed, Bridgend, CF35 6SW

Offers Over £225,000



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.

## Hallway

with carpets, papered walls with dado rail and textured ceiling with central lighting, radiator, storage cupboard, doors to;

## Lounge

15'8" x 11'5" (4.78m x 3.48m )

with carpets, papered walls & textured ceiling which is coved, central light fittings, radiator, wood fire surround with marble hearth and back panel with wood fire surround with electric fire, window to front.

## Kitchen

10'8" x 8'2" (at widest) (3.25m x 2.49m (at widest))

Laminate effect flooring, tiled / smooth walls & textured ceiling which are coved, central light fittings, radiator, selection of base and wall units in oak with granite effect worktops, sink and drainer with mixer tap, window and door to rear.

## Bedroom 1

13'2" x 8'11" (4.01m x 2.72m)

Found at the rear with carpets, papered walls and textured ceiling which is coved, central light fittings, radiator, window to rear, built in double wardrobe.

## Bedroom 2

10'11" x 8'3" (3.33m x 2.51m)

Found at the front with carpets, papered walls and textured ceiling which is coved, central light fittings, radiator, window to rear

## Bathroom

10'11" x 7'1" (3.33m x 2.16m)

Laminate effect flooring, tiled walls and textured ceiling with central light fittings, 3 piece suite with corner bath and hand basin, walk in double shower cubicle with electric shower and glass doors, radiator, window to side, storage airing cupboard. Separate wc.

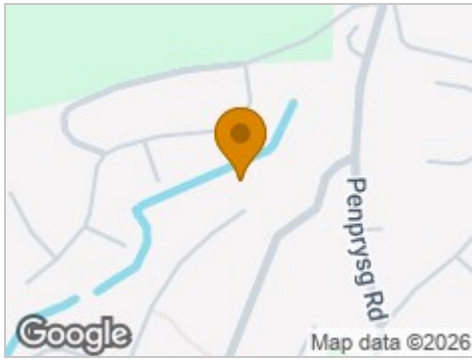
## Gardens

Front Enclosed garden with grass to the front, a concrete driveway which extends to the side, there is a ramp with grab rails for access to the front, this is wheel chair friendly.

Enclosed rear garden which is mostly grass, side access to driveway. Summer house to rear with power and lighting, separate block built storage shed.



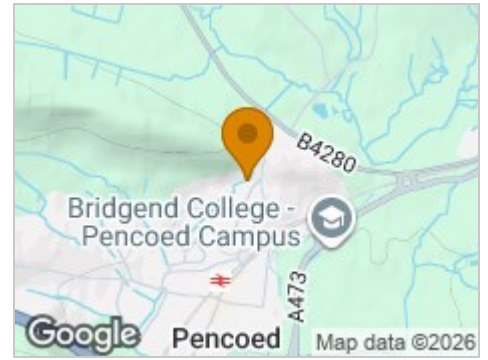
## Road Map



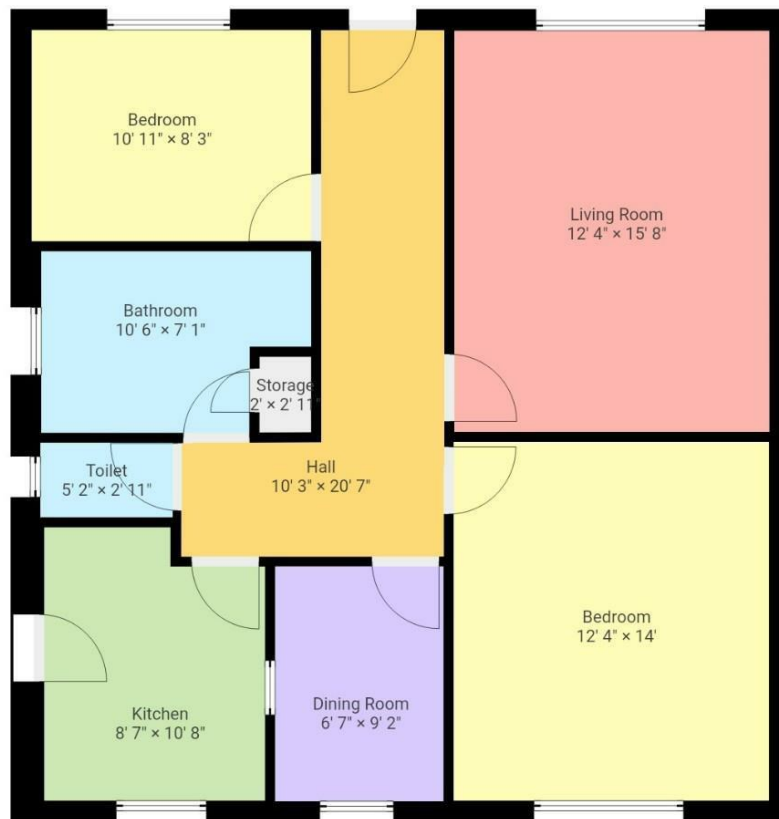
## Hybrid Map



## Terrain Map



## Floor Plan

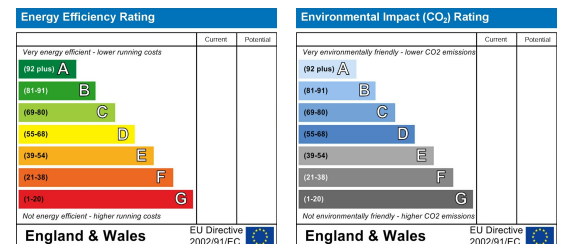


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## Viewing

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.