

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



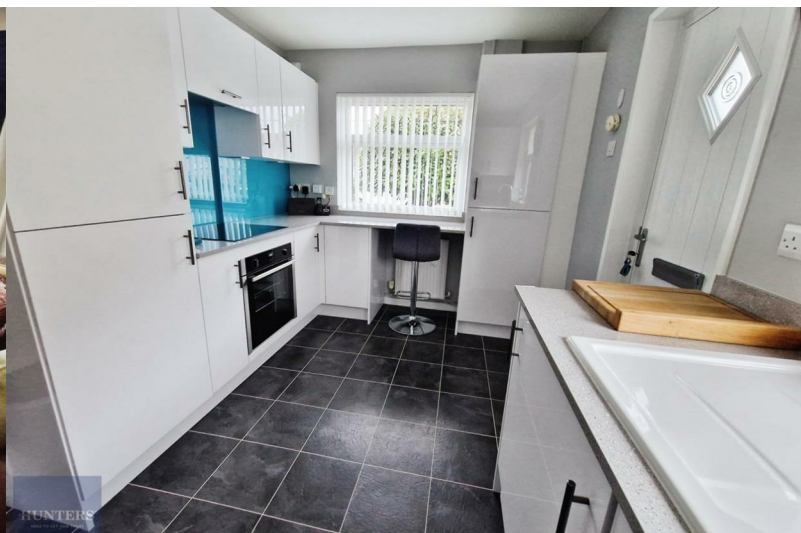
## Hafod Las

Pencoed, Bridgend, CF35 5NB

£245,000



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

13'3" x 8'7" (4.04m x 2.62m)

Tiled flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in high white gloss with quartz worktops and tiled backsplash, porcelain sink and drainer with mixer tap, integral appliances to include built in electric oven, halogen hob and hood, dishwasher and fridge freezer, front composite door.

## Lounge

14'10" x 10'6" (4.52m x 3.20m)

Original varnished maple flooring, skimmed walls & textured ceilings which are coved, central light fittings, radiator, power & tv points, wood fire surround with tiled back panel and brick hearth, window to front.

## Central Hallway

with varnished maple flooring, skimmed walls and textured ceilings with central lighting, attic access, doors to;

## Bedroom 1

14'7" x 9'3" (4.45m x 2.82m)

with laminate flooring, smooth walls and papered ceilings which are coved with central light fittings, window to rear, radiator.

## Bedroom 2

11'1" x 9'11" (3.38m x 3.02m)

with laminate flooring, smooth walls with dado rail and papered ceilings which are covered with central light fittings, door with side panels to rear, radiator.

## Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Tiled floors and walls, skimmed ceilings with spot light fittings, 3 piece white suite wc and hand basin basin into vanity, bath with thermostatic shower and glass screen, radiator, window to side.

## Converted Attic

18'10" x 12'4" (5.74m x 3.76m)

Accessed via pull down ladder and used as an occasional guest bedroom with carpets, smooth walls and ceilings with central light fittings, two skylight windows, wardrobe storage and eaves storage, radiator.

## Garden

Large rear gardens with patio area against house leading to artificial grass lawn, rear decorative chipped borders, side gated access.

Front garden with chipped area to front with trees, concrete driveway leading to single garage with up and over front door, with rear workshop built onto the back.





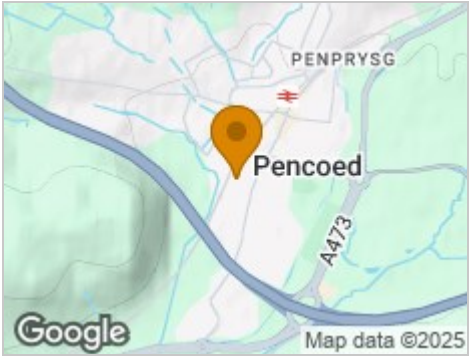
Road Map



Hybrid Map



Terrain Map



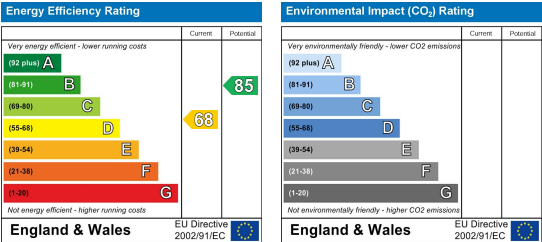
Floor Plan



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.