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## Heol Croesty

Pencoed, Bridgend, CF35 5LR

Offers In Excess Of £270,000



Council Tax: E





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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, places of worship, library, pharmacies and social clubs. 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. Being less than a 5 minute walk, Croesty 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, stairs to first floor with under stair storage, and doors into:

## Lounge

16'4" x 7'2" (4.98m x 2.18m)

With original varnished maple flooring, papered walls & smooth ceilings which are coved, central light fittings, radiator, power & tv points, bay window to front and window to side, wood fire surround with marble hearth & back panel and gas fire.

## Kitchen

10'10" x 10'8" (3.30m x 3.25m )

with carpets, papered walls and smooth ceilings which are coved with central lighting, selection of base and wall units in light formica with marble effect worktops, integral sink and drainer, larder cupboard, bay window to front and window to side.

## Dining

9'4" x 9'4" (2.84m x 2.84m )

With carpets, papered walls & ceilings which are coved, central light fittings, radiator, sliding patio doors to conservatory.

## Conservatory

10'10" x 9'6" (3.30m x 2.90m)

Victorian style conservatory with tiled flooring, dwarf walls and a vaulted roof with central lighting, French doors to rear.

Tel: 01656 856118

### Bedroom (downstairs)

10'00" x 9'4" (3.05m x 2.84m)

With carpets, papered walls with dado rail & ceilings which are coved, central light fittings, radiator, window to rear.

### Bathroom

6'8" x 5'8" (2.03m x 1.73m)

found down stairs fitted as wet room with non slip flooring, tiled / papered walls and smooth ceilings with central lighting, 2 piece suite, WC and sink and walk in shower area with electric shower, radiator, window to side.

### Landing

With carpets, papered walls and smooth ceilings, central light fitting, wood banisters.

### Bedroom 1

14'2" x 10'8" (4.32m x 3.25m)

carpets, papered walls and textured ceilings, radiator, central light fitting, window to front, eaves storage to both sides and built in wardrobes and airing cupboard with wall mounted boiler.

### Bedroom 2

12'5" x 10'8" (3.78m x 3.25m)

carpets, papered walls and ceilings, radiator, central light fitting, window to rear, eaves storage to both sides.

### Shower Room

5'0" x 3'10" (1.52m x 1.17m)

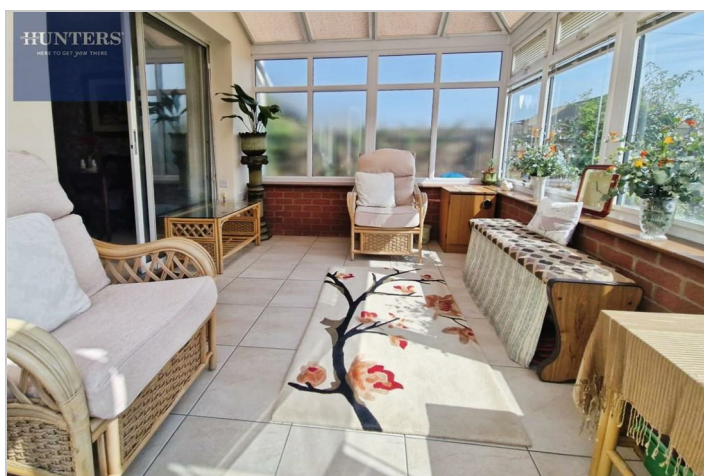
with carpets, tiled walls and ceilings with a skylight in ceiling, wall lighting, shaver socket, wc and hand wash basin, shower cubicle with electric shower and glass folding screen.

### Gardens

Enclosed rear garden, patio area off the back of the house, middle lawn with path down middle, selection of mature borders, rear seating area to rear of garage.

There is a garage with power leading to it, which is found at the rear of the garden and can be accessed via gate, with up and over front door.

There are front and side gardens with chipped area to front with mature bushes, side garden with grass and block paving, concrete drive in front of rear garage.





Road Map



Hybrid Map



Terrain Map



Floor Plan

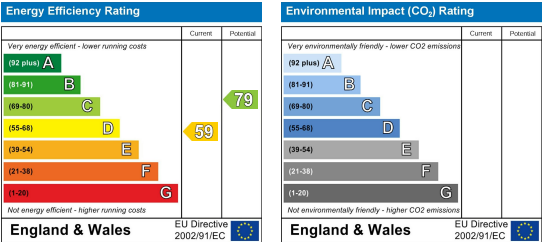


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Viewing

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.