

HUNTERS®

HERE TO GET *you* THERE



Penprysg Road

Pencoed, Bridgend, CF35 6SF

£320,000



Council Tax: C



45 Penprysg Road

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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 library. 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 original flagstone flooring, skimmed walls and ceilings with central lighting, stairs to first floor, radiator, front door, doors to:

Lounge

21'9" x 12'9" (6.63m x 3.89m)

with laminate flooring, skimmed walls and ceilings with central light fittings, two radiators, window to front and french doors to kitchen, under stair storage.

Kitchen Dining

17'6" x 12'1" (5.33m x 3.68m)

Tiled flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in light oak with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, free standing oven & hood, French doors to rear.

Utility

12'8" x 4'8" (3.86m x 1.42m)

with tiled flooring, skimmed walls and ceilings with central lighting, selection of base and wall units in light oak effect with granite effect worktops with integral sink and drainer, plumbing for washing machine, wall mounted boiler, radiator, window and door to rear, door to cloakroom.

Cloakroom

4'2" x 4'8" (1.27m x 1.42m)

with tiled flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister with spindles, attic access, airing cupboard, doors to:

Master Bedroom

12'9" x 10'0" (3.89m x 3.05m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

Ensuite

with vinyl flooring, skimmed walls and ceilings with central lighting, radiator, wc and hand wash basin, shower cubicle with glass screen and thermostatic shower, window to side.

Bedroom 2

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

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

Bedroom 3

14'3" x 6'9" (4.34m x 2.06m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

Bedroom 4

9'11" x 7'0" (3.02m x 2.13m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

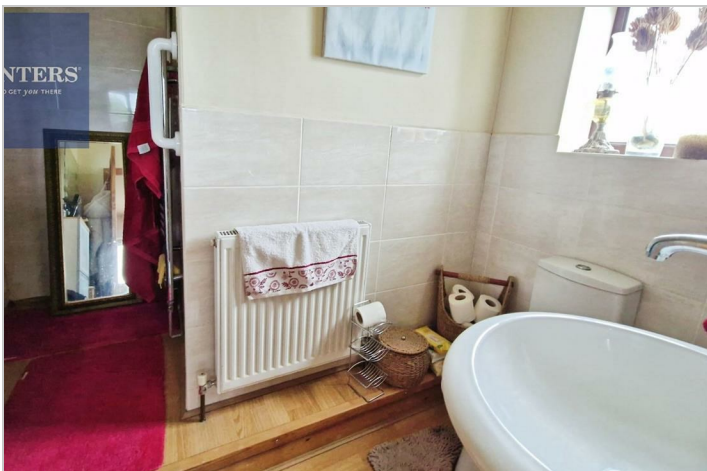
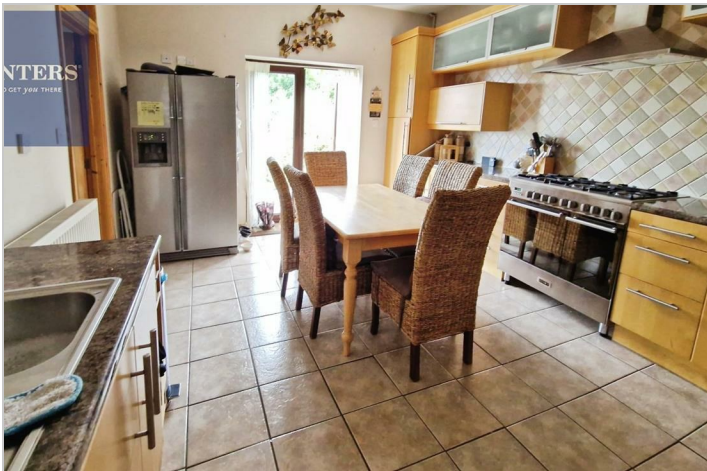
Bathroom

10'4" x 5'3" (3.15m x 1.60m)

with vinyl flooring & tiled walls and skimmed ceilings with spot lighting, 3 piece suite wc, sink and freestanding bath, separate walk in shower with glass screen and electric shower, chrome towel radiator.

Gardens

Set on a large plot with extensive rear gardens, composite decked terrace off rear with steps to main garden which slopes to the rear with many mature trees and plants, shed at the bottom of garden to stay, side access to driveway found at the side of property for 2 cars.



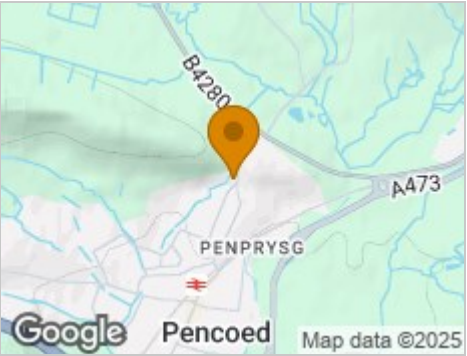
Road Map



Hybrid Map



Terrain Map



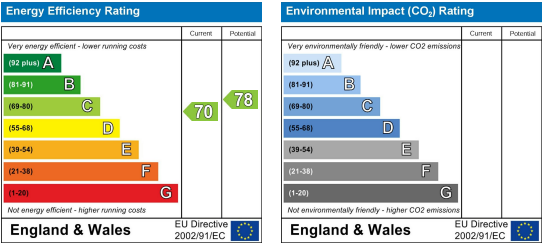
Floor Plan



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.