

HUNTERS®

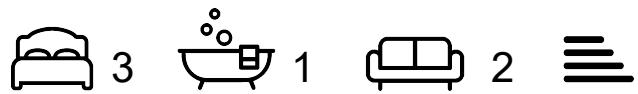
HERE TO GET *you* THERE



Lletai Avenue

Pencoed, CF35 5PW

Asking Price £220,000



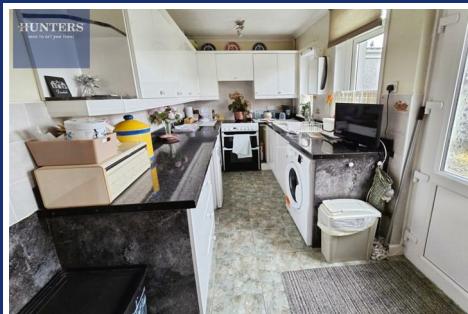
Council Tax:



12 Lletai Avenue

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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

entered through upvc front door and window, with carpets, wood clad walls and textured ceilings with central lighting, radiator, stairs to first floor, doors to:

Lounge

14'1" x 11'5" (4.29m x 3.48m)
with carpets, skinned / wood clad walls and textured ceilings with central lighting, two windows to front, radiator, tiled fireplace with hearth and gas fire.

Dining

10'10" x 10'0" (3.30m x 3.05m)
with carpets, skinned / wood clad walls and textured ceilings with central lighting, two windows to front, radiato

Kitchen

15'5" x 6'10" (4.70m x 2.08m)
with tiled flooring, skinned / wood clad walls and textured ceilings with central lighting, radiator. Selection of white gloss base and wall units with granite effect worktops, sink & drainer, two windows and door to rear.

Landing

with carpets, papered / wood clad walls and textured ceilings with central lighting, wood banister and spindles, attic access, window to side, doors to:

Bedroom 1

11'11" x 11'4" (3.63m x 3.45m)
with carpets, skinned walls and textured ceilings
with central lighting, radiator, two windows front.

South facing enclosed garden with patio against house and lawn to middle, with vegetable patches and beds to rear, side access to front.

Bedroom 2

11'11" x 10'0" (3.63m x 3.05m)
with carpets, skinned walls and textured ceilings
with central lighting, radiator, two windows front.

Bedroom 3

9'4" x 8'11" (2.84m x 2.72m)
with carpets, skinned walls and textured ceilings
and central lighting, radiator, airing cupboard with wall mounted combi boiler, window to rear.

Bathroom

5'9" x 5'1" (1.75m x 1.55m)
with vinyl flooring and tiled / clad walls and skinned ceilings with central lighting, 3 piece white suite sink and wc, shower cubicle with electric shower, window to rear, radiator.

Gardens

Enclosed front garden with resin drive for two cars, chipped area to front.



Road Map



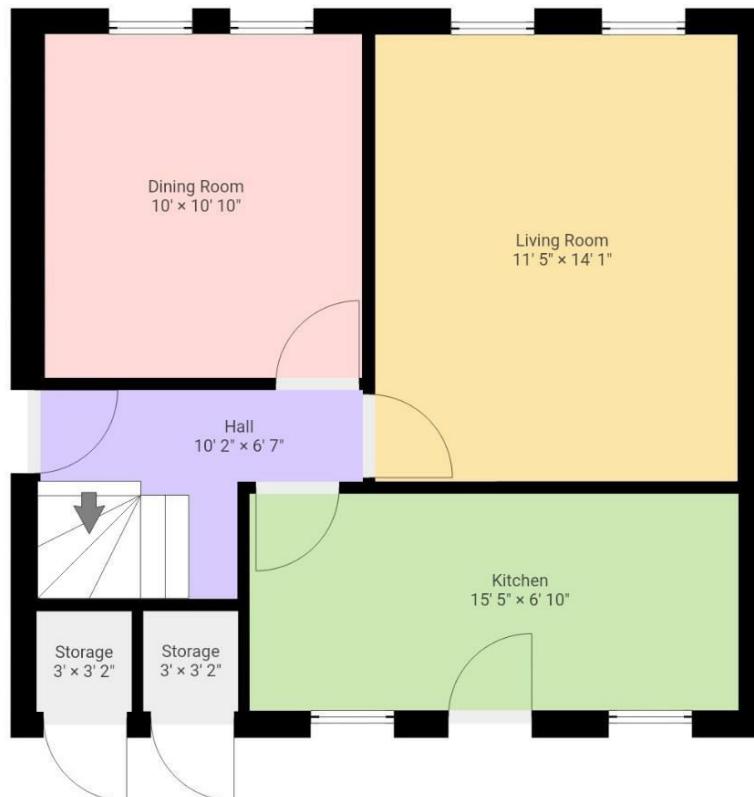
Hybrid Map



Terrain Map



Floor Plan

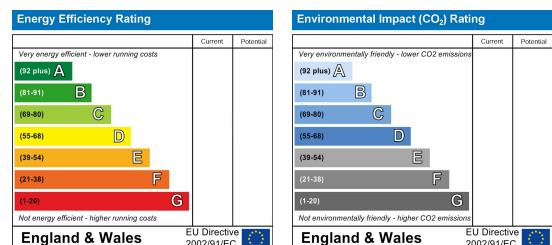


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Viewing

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.