

# HUNTERS®

HERE TO GET *you* THERE



## Cae Talcen

Pencoed, Bridgend, CF35 6RP

£175,000



Council Tax:



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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, skimmed walls and ceilings with central light fitting, radiator, upvc door, stairs to first floor.

## Lounge

14'7" x 10'7" (4.45m x 3.23m )

with varnished original maple wood flooring , skimmed walls and ceilings which are covered with central lighting, two radiators, large front window.

## Kitchen

15'7" x 6'7" (4.75m x 2.01m )

with tiled flooring, skimmed walls and ceilings with central lighting, selection of base and wall units in dark oak with granite effect worktops, integral appliances to include electric oven and hood with a gas hob, utility cupboard under stair, two windows and door to side and rear.

## Dining

15'7" x 6'11" (4.75m x 2.11m)

with laminate flooring, skimmed walls and ceilings with central lighting, radiator, French doors to rear and open arch to the kitchen.

## Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister, window to side, radiator, attic access, doors to:

### Bedroom 1

13'11" x 12'00" (at widest) (4.24m x 3.66m (at widest))

with carpets, skimmed walls and ceilings with central light fitting, window to front, radiator, built in wardrobes with sliding mirror doors.

### Bedroom 2

10'11" x 7'9" (3.33m x 2.36m )

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

### Bathroom

7'3" x 5'5" (2.21m x 1.65m )

Tiled flooring, part tiled and skimmed walls and skimmed ceilings with central lighting, sink, wc and bath with glass screen and electric shower, window to rear, chrome towel radiator.

### Garden

with patio area against rear and side of the house leading to rear lawn, side gated access.

Front open garden with concrete driveway and chipped front.



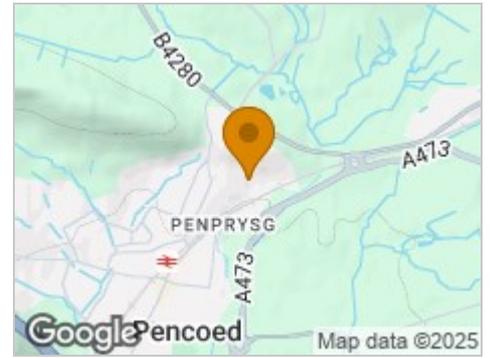
## Road Map



## 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.