

# HUNTERS®

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## Y Lan

Pencoed, Bridgend, CF35 6SA

Asking Price £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 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 carpets, wood panel walls and ceiling, central light fitting, radiator, front entrance door, doors to:

## Lounge

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

with original Canadian maple flooring, skimmed walls & wood clad ceiling, central light fitting, large window to the front, radiator, open fire place with oak mantle and marble hearth.

## Kitchen

8'9" x 8'7" (2.67m x 2.62m )

Located at the front of the property, fitted kitchen beech shaker style bases and wall units and granite effect worktops with matching splash back, sink with drainer, electric hob, oven, tiled flooring, papered walls and ceiling, central light fittings, window to front.

## Dining

10'5" x 10'0" (3.18m x 3.05m )

Skimmed walls and textured ceiling which is covered with central light fittings, radiator, window to rear.

## Bedroom Downstairs

14'7" x 9'4" (4.45m x 2.84m )

Papered walls and wood panel ceiling with central light fittings, radiator, window to rear, built in storage.

## Bathroom

6'7" x 5'5" (2.01m x 1.65m )

with non slip flooring, tiled walls and papered ceilings with central lighting, 3 piece suite, WC and sink and bath with thermostatic, radiator, window to side.

## Landing

With carpets, papered walls and ceilings, central light fitting, wood banister, airing cupboard.

## Bedroom 2

10'4" x 9'11" (3.15m x 3.02m )

carpets, papered walls and ceiling which is covered, radiator, central light fitting, window to rear.

## Bedroom 3

10'4" x 5'5" (3.15m x 1.65m)

carpets, papered walls and ceiling which is covered, radiator, central light fitting, window to rear.

## Gardens

Front enclosed garden with concrete drive extending to side and single garage with up and over front door, lawn to front of house with some mature borders.

Enclosed rear garden with patio against the rear of the property with a further chipped section, some raised borders, side access to driveway.



## Road Map



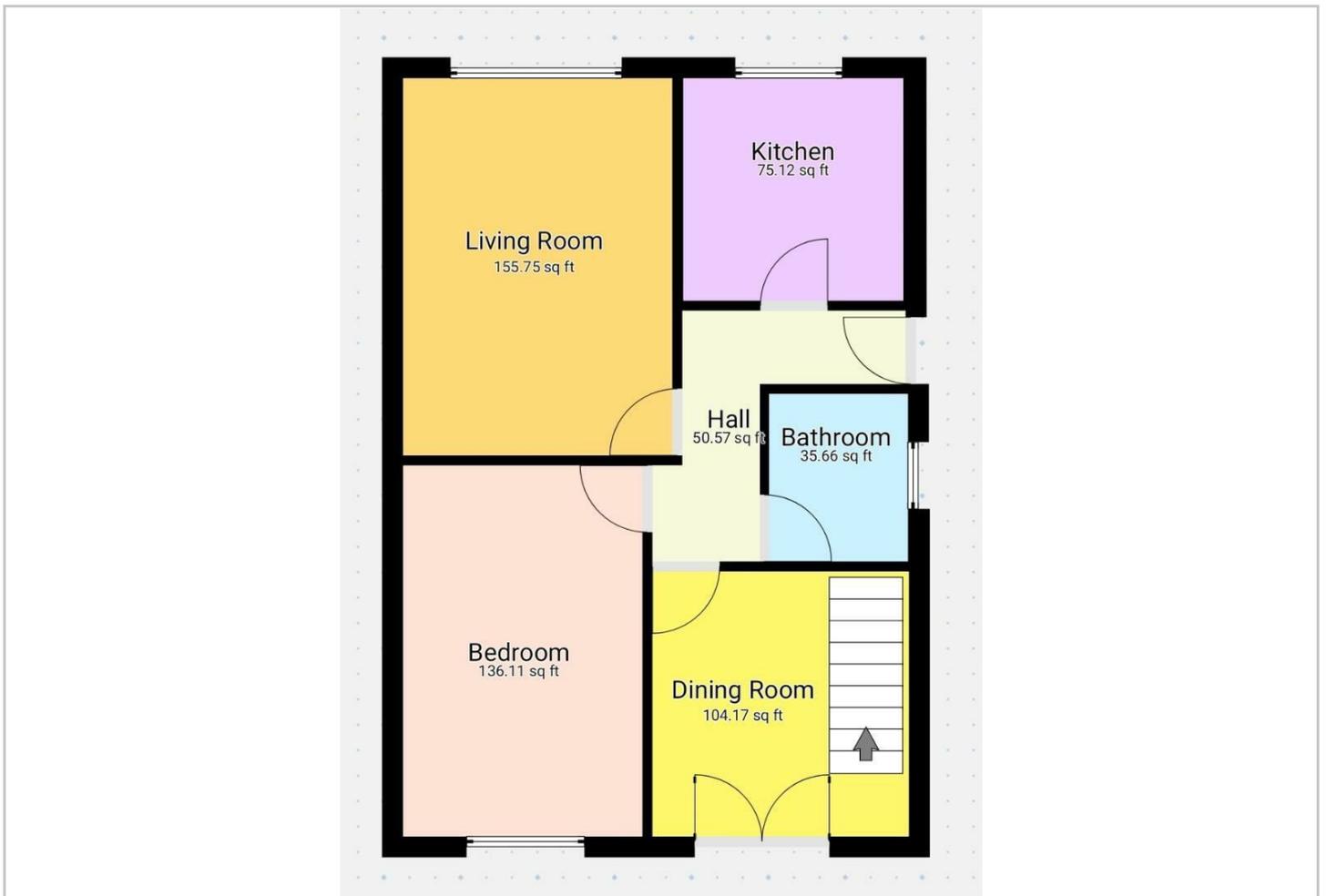
## Hybrid Map



## Terrain Map



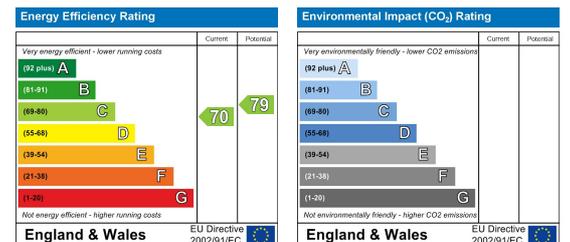
## Floor Plan



## 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.