

HUNTERS[®]

HERE TO GET *you* THERE

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Blaen Y Fro

Pencoed, Bridgend, CF35 6RY

Asking Price £260,000



Council Tax: D



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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 a post office. 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 lighting, radiator, stairs to first floor with under stair storage, and doors into:

Lounge / diner

16'8" x 10'8" (5.08m x 3.25m)

With carpets, papered walls & ceilings, central light fittings, radiator, power & tv points, window to front, hearth with gas fire.

Kitchen

11'2" x 8'8" (3.40m x 2.64m)

with vinyl flooring and tiled walls. smooth ceilings with central lighting, selection of formica base units with marble effect worktops, integral sink and drainer, window to front, storage cupboard.

Dining Room / Bedroom 4 (Downstairs)

10'2" x 9'6" (3.10m x 2.90m)

With carpets, skimmed walls & papered ceilings with central light fittings, radiator, window to rear.

Bedroom 3 (Downstairs)

9'7" x 9'4" (2.92m x 2.84m)

With carpets, skimmed walls & papered ceilings with central light fittings, radiator, window to rear, built in wardrobes with sliding doors.

Bathroom (Downstairs)

7'0" x 5'6" (2.13m x 1.68m)

with carpets, tiled walls and papered ceilings with

central lighting, 3 piece suite, WC and sink and bath with thermostatic shower and glass screen, radiator, window to side.

Landing

With carpets, papered walls and ceilings, central light fitting, wood banister, built in wardrobes with sliding doors, airing cupboard.

Bedroom 1

14'2" x 10'7" (4.32m x 3.23m)
carpets, papered walls and ceilings, radiator, central light fitting, window to front, eaves storage to both sides and built in wardrobe.

Bedroom 2

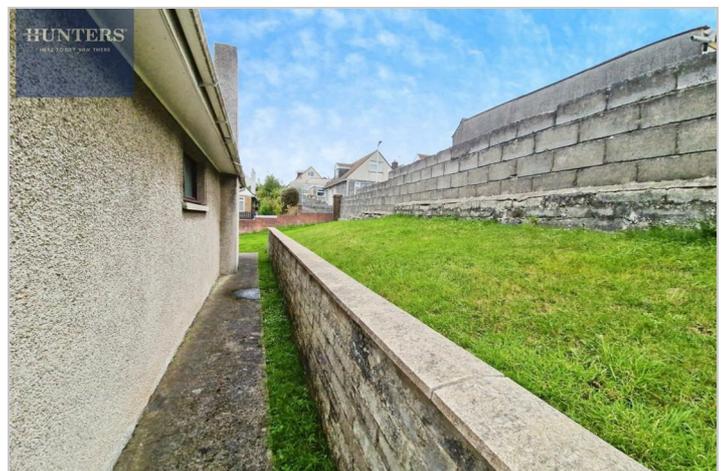
12'6" x 10'7" (3.81m x 3.23m)
carpets, papered walls and ceilings, radiator, central light fitting, window to rear, eaves storage to both sides.

Gardens

The front of the house enclosed with concrete drive extending to side for 2-3 vehicles, front garden is lawn.

Enclosed rear garden mostly sloped grass area with concrete path around house.

There is a single garage with pitched roof and side window, with power and lighting, up and over front door.



Road Map



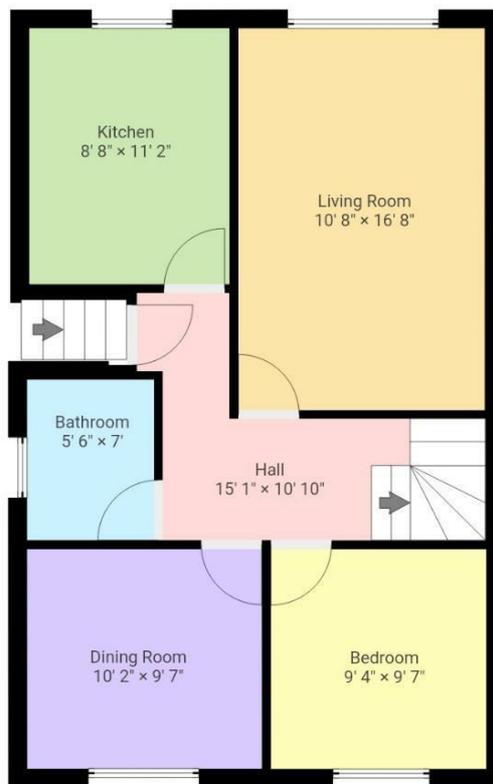
Hybrid Map



Terrain Map



Floor Plan

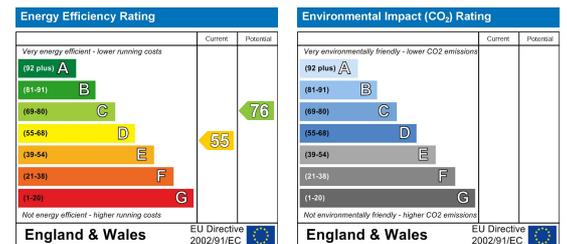


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Viewing

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.