

HUNTERS®

HERE TO GET *you* THERE

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Hafod Las

Pencoed, Bridgend, CF35 5NB

£260,000



Council Tax: E



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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

Separated into porch with front door and secondary wood glazed doors, with carpets, papered walls with dado and ceilings which are coved with central lighting, stairs to first floor and doors into:

Lounge

14'11" x 10'8" (4.55m x 3.25m)

With carpets, papered walls with dado rail & textured ceilings which are coved, central light fittings, radiator, power & tv points, bay window to front, wood fire surround with marble hearth & back panel and gas fire.

Kitchen

8'8" x 8'7" (2.64m x 2.62m)

Laminate flooring, skimmed walls and ceilings with central light fittings, selection of base units in white with marble effect worktops, sink and drainer with mixer tap, bay window to front.

Dining

11'3" x 9'4" (3.43m x 2.84m)

with carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, open arch to garden room.

Garden Room

10'7" x 7'10" (3.23m x 2.39m)

with carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, French doors to rear.

Study / Bedroom

9'10" x 6'9" (3.00m x 2.06m)

with laminate flooring, smooth walls and textured ceilings which are coved, central light fittings, window to side, radiator.

Bedroom (downstairs)

10'11" x 9'11" (3.33m x 3.02m)

with carpets, papered walls and textured ceilings which are covered with central light fittings, window to rear, radiator.

Shower Room

6'6" x 5'10" (1.98m x 1.78m)

found downstairs with tiled flooring and walls and smooth ceilings with central lighting, 2 piece suite, WC and sink built into vanity, with separate shower cubicle with thermostatic shower, radiator, window to side.

Landing

with carpets, papered walls with dado rail and textured ceilings which are covered with central lighting, wood banister with spindles, attic access, airing cupboard, doors to:

Bedroom 1

16'2" x 12'7" (4.93m x 3.84m)

with carpets, papered walls and textured ceilings which are covered with central light fittings, window to front, radiator, built in wardrobes up and over bed area.

Bedroom 2

17'11" x 8'2" (5.46m x 2.49m)

with carpets, papered walls and textured ceilings which are covered with central light fittings, window to rear, radiator, built in wardrobes one end of room and up and over bed area.

Bathroom

6'9" x 6'0" (2.06m x 1.83m)

with tiled flooring and walls, smooth ceilings with central lighting, 3 piece suite, WC and sink built into vanity and bath, chrome towel radiator, window to side.

Gardens

Large rear gardens with patio against house with central lawn area and block path to side leading to rear patio and chipped area, greenhouse, side gated access. Extended single garage / workshop with up an over front door and two side windows.

Enclosed front garden with patio area to front and raised beds, concrete drive extending to side.



Road Map



Hybrid Map



Terrain Map



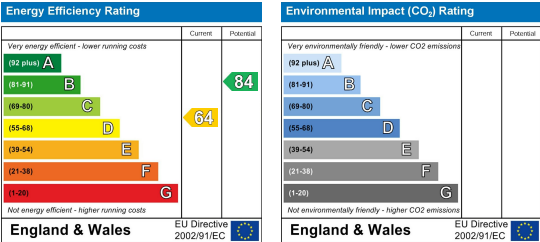
Floor Plan



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.