

HUNTERS®

HERE TO GET *you* THERE



Pant Y Blodau

Pencoed, Bridgend, CF35 6LX

£319,500



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

with oak flooring, skimmed walls and ceilings with two central light fittings, glazed front door, radiator, doors to:

Cloakroom

off hallway with oak flooring, papered / skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Lounge

18'3" x 17'8" (at widest) (5.56m x 5.38m (at widest))
With oak flooring, skimmed walls & ceilings, central light fittings, radiator, power, tv, landline & broadband points, full length window to front, stairs to first floor, French doors to dining

Reception

15'00" x 9'00" (4.57m x 2.74m)
With oak flooring, skimmed walls & ceilings, central light fittings, radiator, power & tv points, full length window to front.

Kitchen Dining Room

16'8" x 13'8" (at widest) (5.08m x 4.17m (at widest))
Tiled flooring, skimmed walls & vaulted ceilings, central light fittings, radiator, selection of base and wall units in matt light grey with oak worktops and tiled backsplash, matching breakfast bar area, Belfast sink and drainer with mixer tap, integral appliances to include electric oven and hood, with

gas hob, selection, selection of multiple windows to the rear extending to the ceiling, French doors off dining area.

Utility

8'8" x 4'4" (at widest) (2.64m x 1.32m (at widest)) with vinyl flooring, skimmed walls and ceilings with central lighting, oak Effect worktops with wall shelving, plumbing for washing machine, radiator, wall mounted boiler.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister with spindles, attic access, feature window to rear, doors to:

Master Bedroom

16'8" x 10'4" (5.08m x 3.15m) with carpets, skimmed walls and ceilings with central lighting, window to rear, selection of built in wardrobes and drawers, radiator.

Ensuite

10'3" x 3'1" (3.12m x 0.94m) with laminate effect flooring, skimmed walls and ceilings with central lighting, radiator, wc and hand wash basin, shower cubicle with glass screen and electric shower, window to front.

Bedroom 2

10'3" x 8'1" (3.12m x 2.46m) with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

Bedroom 3

10'5" x 8'5" (3.18m x 2.57m) with carpets, skimmed walls and ceilings with central lighting, window to side, radiator.

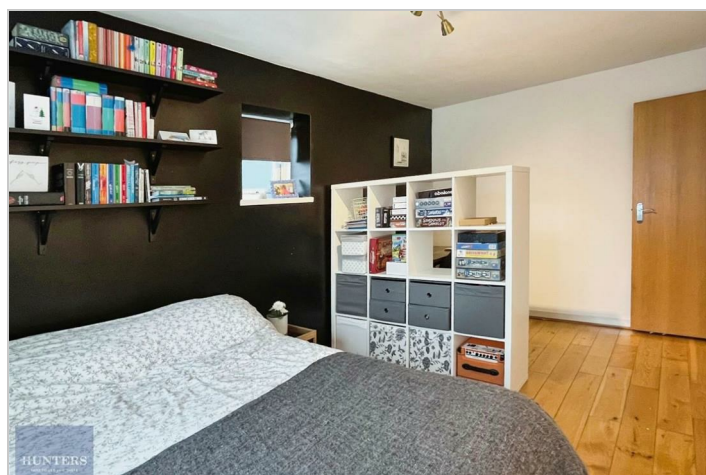
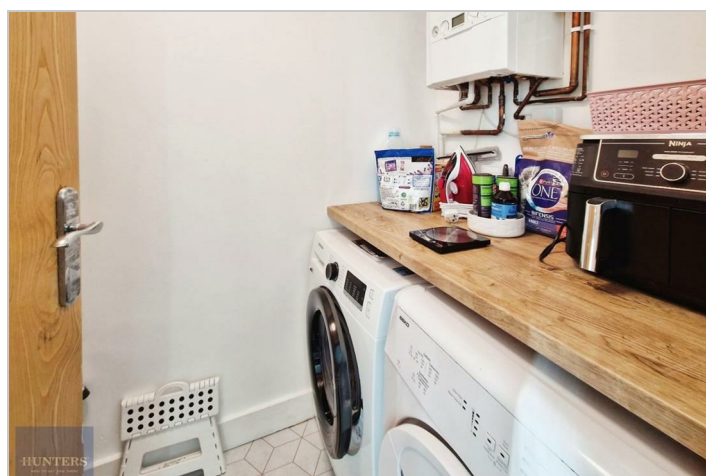
Bathroom

8'5" x 5'7" (2.57m x 1.70m) with laminate effect flooring and tiled / skimmed walls and skimmed ceilings with central lighting, 3 piece suite wc, sink and bath with thermostatic shower, radiator, window to front.

Gardens

with patio area against house leading to a side lawn, with steps up to a 2nd tier which is mostly grass, backing onto small woodland area, the property benefits from a large plot with the garden extending to the right of the property.

Front with blocked paved driveway for 2 cars, integral garage built into house with barn doors to front power and lighting.



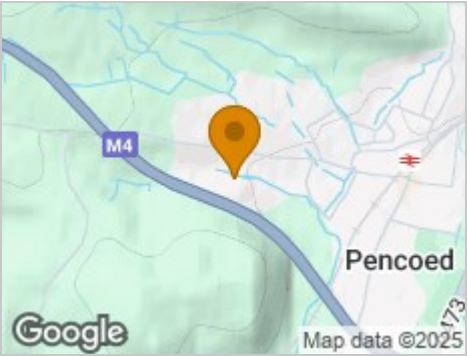
Road Map



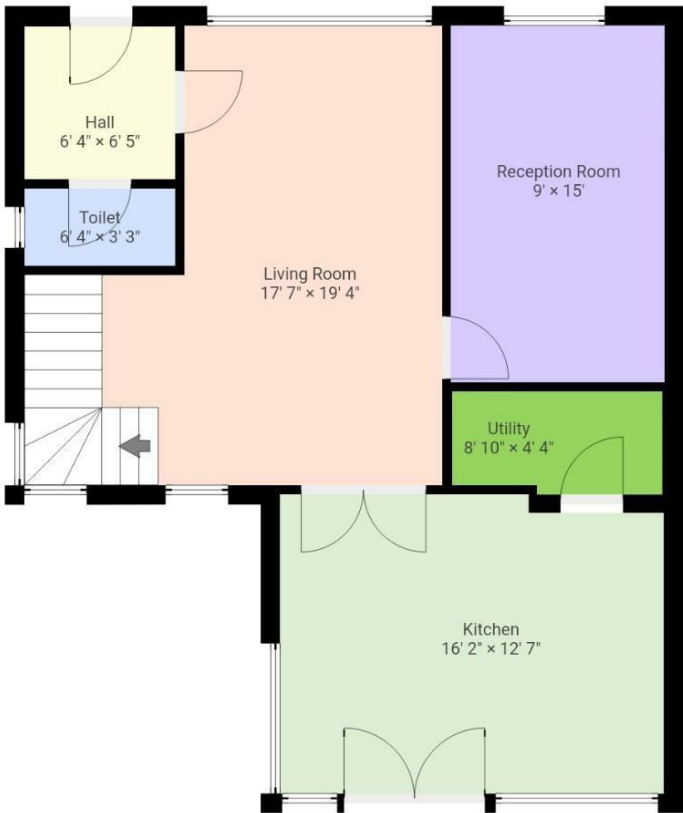
Hybrid Map



Terrain Map



Floor Plan

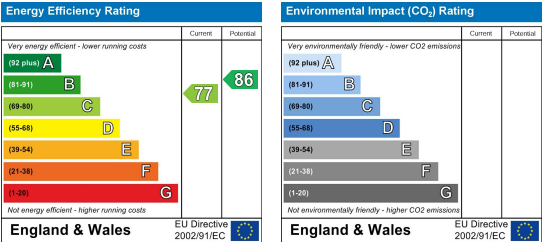


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Viewing

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.