

# HUNTERS®

HERE TO GET *you* THERE



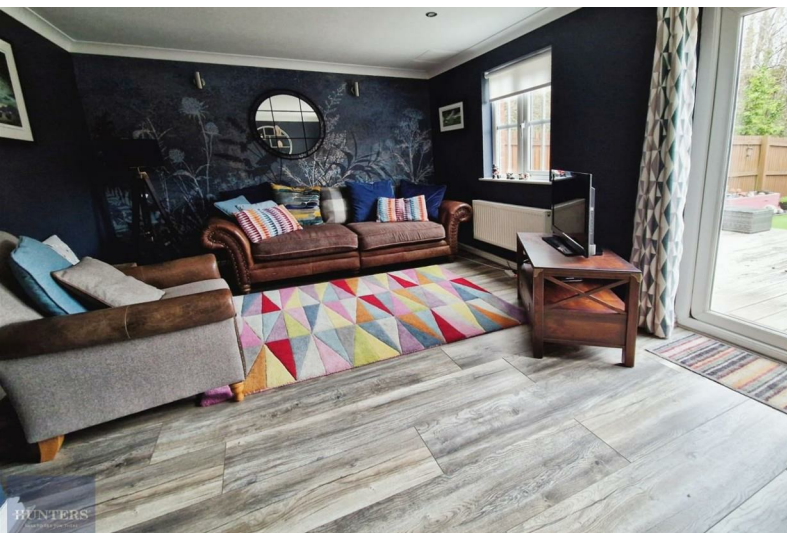
## Heol Y Dolau

Pencoed, Bridgend, CF35 5LQ

£265,000

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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 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

Hall with laminate, skimmed walls and ceilings coved, composite front door with glazed panels, stairs to first floor, open under stairs, doors to :

## Cloakroom

Tiled flooring, skimmed / tiled walls and skimmed ceilings, central light fitting, window to front, wc and sink built into vanity unit, radiator.

## Lounge

16'4" x 11'7" (at widest) (4.98m x 3.53m (at widest))  
Laminate, skimmed walls & ceilings with coving, window and French doors to rear, two radiators, spot light fitting.

## Kitchen Dining

14'1" x 9'4" (4.29m x 2.84m)  
Tiled effect flooring, skimmed walls and ceilings, spot lights, gloss white fitted kitchen units and bases with granite effect worktops, integral appliances including electric oven, hob and hood and dishwasher, wall mounted boiler in corner cupboard, bay window to front.

## Landing

Carpeted stairs and landing with wooden banister, skimmed walls and ceilings which are coved, central light fitting, wood staircase with spindles, storage cupboard panel doors to:

Tel: 01656 856118

### Bedroom 2

11'1" x 9'4" (3.38m x 2.84m )

Found at rear with carpets, skimmed walls and ceilings coved, window to rear views, radiator, central light fitting, built in double wardrobe.

### Bedroom 3

10'6" x 9'4" (3.20m x 2.84m)

Found at front with carpets, skimmed walls and ceilings coved, window to front views, radiator, central light fitting, built in double wardrobe.

### Bedroom 4

7'9" x 6'9" (2.36m x 2.06m)

Carpets, skimmed walls and ceilings coved, windows to front, radiator, central light fitting.

### Bathroom

6'6" x 5'6" (1.98m x 1.68m)

family bathroom, tiled flooring and walls, clad ceilings, spot lighting, 3 piece white suite wc and sink built into vanity storage and bath with shower attachment, chrome towel radiator.

### Landing 2

Carpeted stairs and landing with wooden banister, skimmed walls and ceilings, central light fitting, radiator.

### Master Bedroom

20'5" x 16'00" (at widest) (6.22m x 4.88m (at widest))

Found on top with laminate flooring, skimmed walls and ceilings with spot lighting, glazed window to front and skylight to rear, radiator, built in wardrobes, door to ensuite:

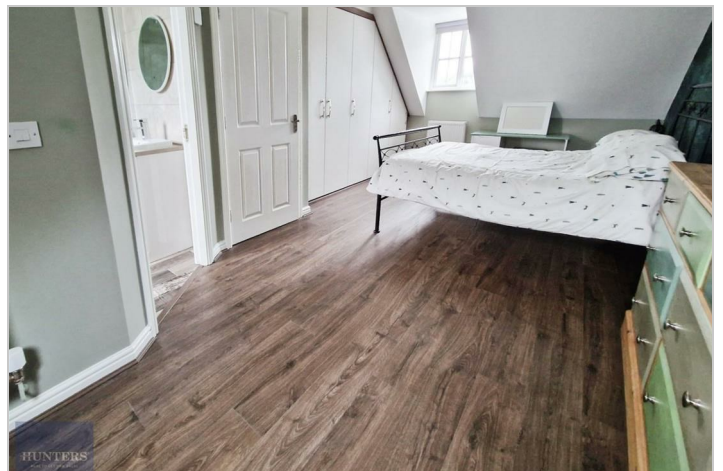
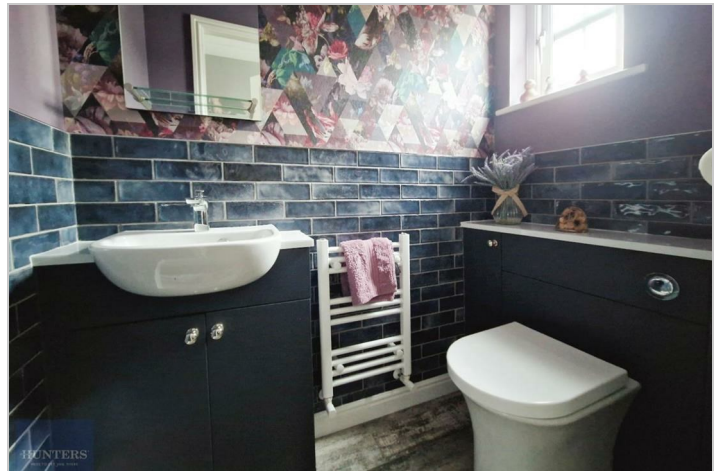
### Ensuite

With tile flooring and walls, skimmed ceilings with spot lighting, wc and sink built into vanity storage, double shower cubicle with glass screen and thermostatic shower, window to front, chrome towel radiator.

### Garden

Enclosed rear garden with decking against house and middle artificial lawn, side and rear wood chipped areas. Front garden open with chipped areas and central path to front door.

Detached tarmac driveway leading to single detached garage with pitched roof, with up and over front door.





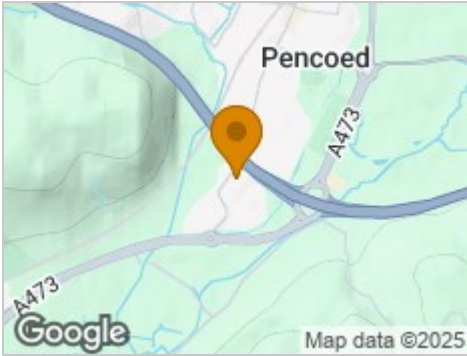
Road Map



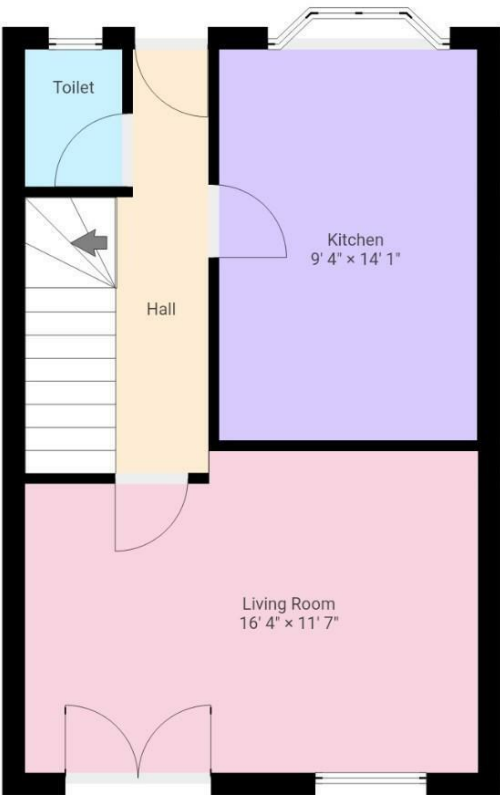
Hybrid Map



Terrain Map



Floor Plan

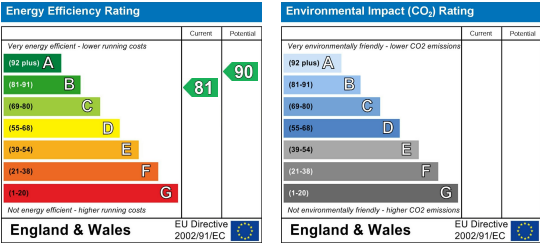


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Viewing

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



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