HUNTERS®

HERE TO GET *you* THERE



St. Stephens Drive

Pencoed, CF35 6JS

Offers In Excess Of £185,000

2 1 1 D

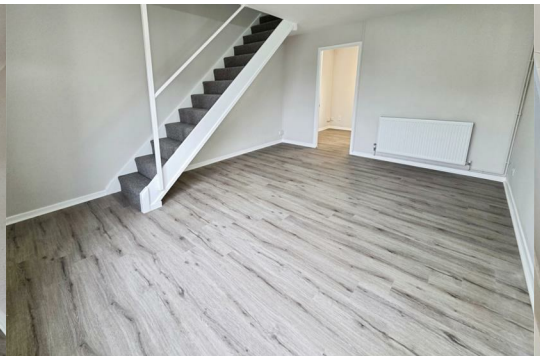
For sale is this neutrally decorated semi-detached house, ideally located in a sought after area with excellent public transport links and easy access to a range of local amenities. The property is well-suited for first time buyers looking for a comfortable and conveniently situated home.

The house features a well-proportioned reception room, providing a versatile space for relaxation and entertainment. There are two bedrooms, offering ample space for sleeping arrangements or a home office. The property includes a single bathroom and one kitchen, both designed for practical everyday living.

A particular highlight of the property is the presence of private parking, ensuring convenience for residents and visitors. The garden adds an additional outdoor space, ideal for enjoying fresh air, recreation, or gardening.

The property falls under council tax band B, resulting in a reasonable ongoing cost for homeowners. With its neutral décor, this house presents a blank canvas for buyers to personalise and make it their own.







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.

Pencoed's community spirit, combined with its practical amenities and scenic beauty, make it a delightful place to call home. Whether you're a professional commuter, a family seeking good schools, or someone who appreciates the great outdoors, Pencoed has something to offer for everyone.

Lounge 15'7" x 12'7" (4.75m x 3.84m)
with laminate flooring, skimmed walls and ceilings with central lighting, radiator, window to front, stairs to first floor.

Kitchen 12'7" x 7'7" (3.84m x 2.31m)
with laminate flooring, skimmed walls and ceilings with central lighting, radiator, selection of base and walls units in mushroom colour shaker style with granite effect worktops with tiled splash back, one and half bowl sink with mixer tap, integral electric oven, hob and hood, window and door to rear

Landing
with carpets, smooth walls and ceilings with central lighting, wood bannister, attic access, and doors to:

Bedroom 1 12'8" x 9'5" (3.86m x 2.87m)
with carpets, skimmed walls and ceiling with central lighting, window to front, radiator, airing cupboard with new wall mounted boiler.

Bedroom 2 10'8" x 7'7" (3.25m x 2.31m)
with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator.

Bathroom 7'8" x 4'7" (2.34m x 1.40m)
found at rear with tiled flooring and tiled / skimmed walls and skimmed ceiling with central lighting, 3 piece suite wc and sink set into vanity storage, bath with electric shower, window to rear.

Gardens
Front enclosed gardens with large lawn area and concrete path leading to front door, side gated access to rear.

Rear garden which is mostly laid to concrete with two block built sheds to rear.

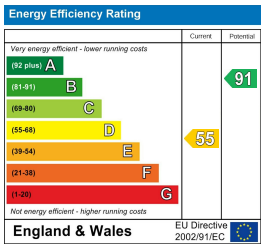
Area Map

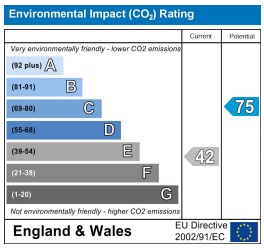


Floor Plans



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.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG
Tel: 01656 856118 Email: bridgend@hunters.com https://www.hunters.com