

# HUNTERS®

HERE TO GET *you* THERE



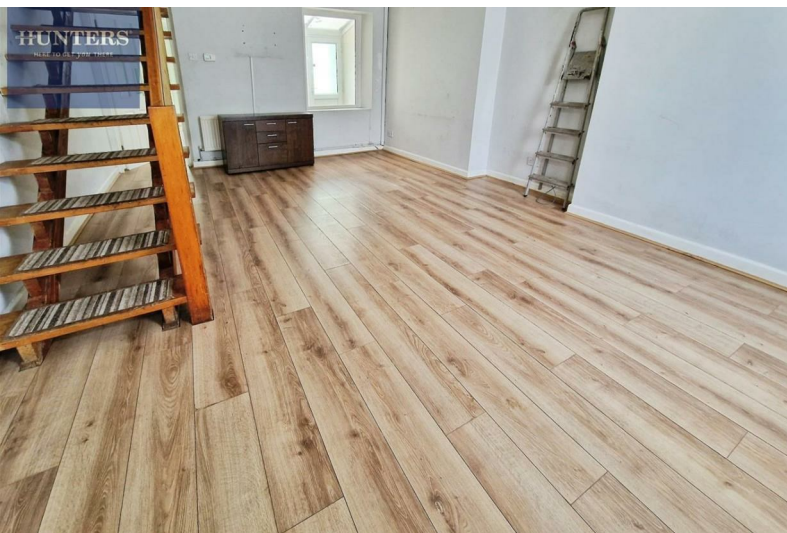
## Hendre Road

Pencoed, CF35 6TD

Offers Over £162,500



Council Tax: C





# 65 Hendre Road

Pencoed, CF35 6TD

Offers Over £162,500



## 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 Dining

20'6" x 14'0" (6.25m x 4.27m)

with laminate flooring, skimmed walls and ceilings which are coved with central lighting, two radiators, window to front and rear, stairs to first floor.

## Kitchen

13'2" x 7'9" (4.01m x 2.36m)

with laminate flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and walls units in light oak with marble effect worktops with tiled splash back, one and half bowl sink with mixer tap, integral electric oven and hood with hob, window and door to rear

## Bathroom

8'0" x 5'10" (2.44m x 1.78m)

found at rear with tiled flooring and walls and skimmed ceilings with spot lighting, 3 piece suite wc and sink set in vanity storage, bath with electric shower, window to rear, radiator,

### Lean too

with concrete floors and rendered walls, power and lighting, door to rear garden.

### Landing

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

### Bedroom 1

13'1" x 8'3" (3.99m x 2.51m)

with carpets, skimmed walls and ceilings which with central lighting, two windows to front, radiator.

### Bedroom 2

13'1" x 8'3" (3.99m x 2.51m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to rear, radiator. airing cupboard with wall mounted boiler.

### Bedroom 3

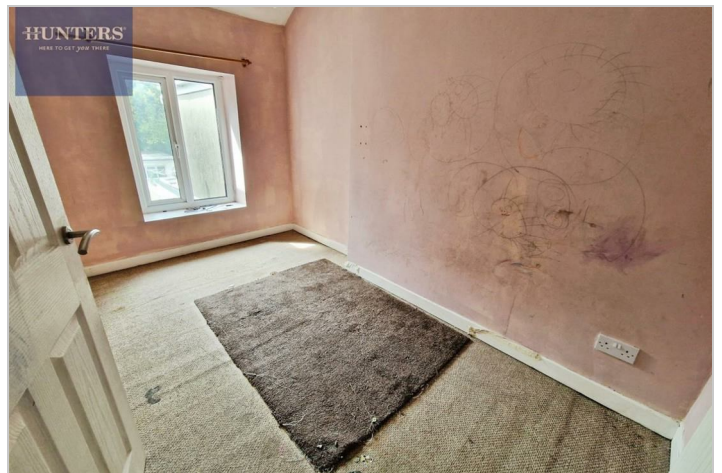
7'1" x 6'8" (2.16m x 2.03m)

with carpets, skimmed walls and textured ceilings with central lighting, window to rear, radiator.

### Gardens

South facing rear gardens with patio area against

the back of the house, rear artificial lawn with block path leading to rear which is open to lane to allow for off road parking.

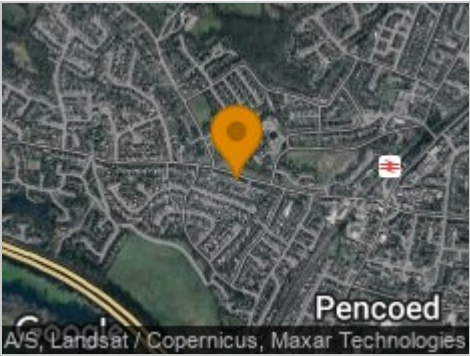




Road Map



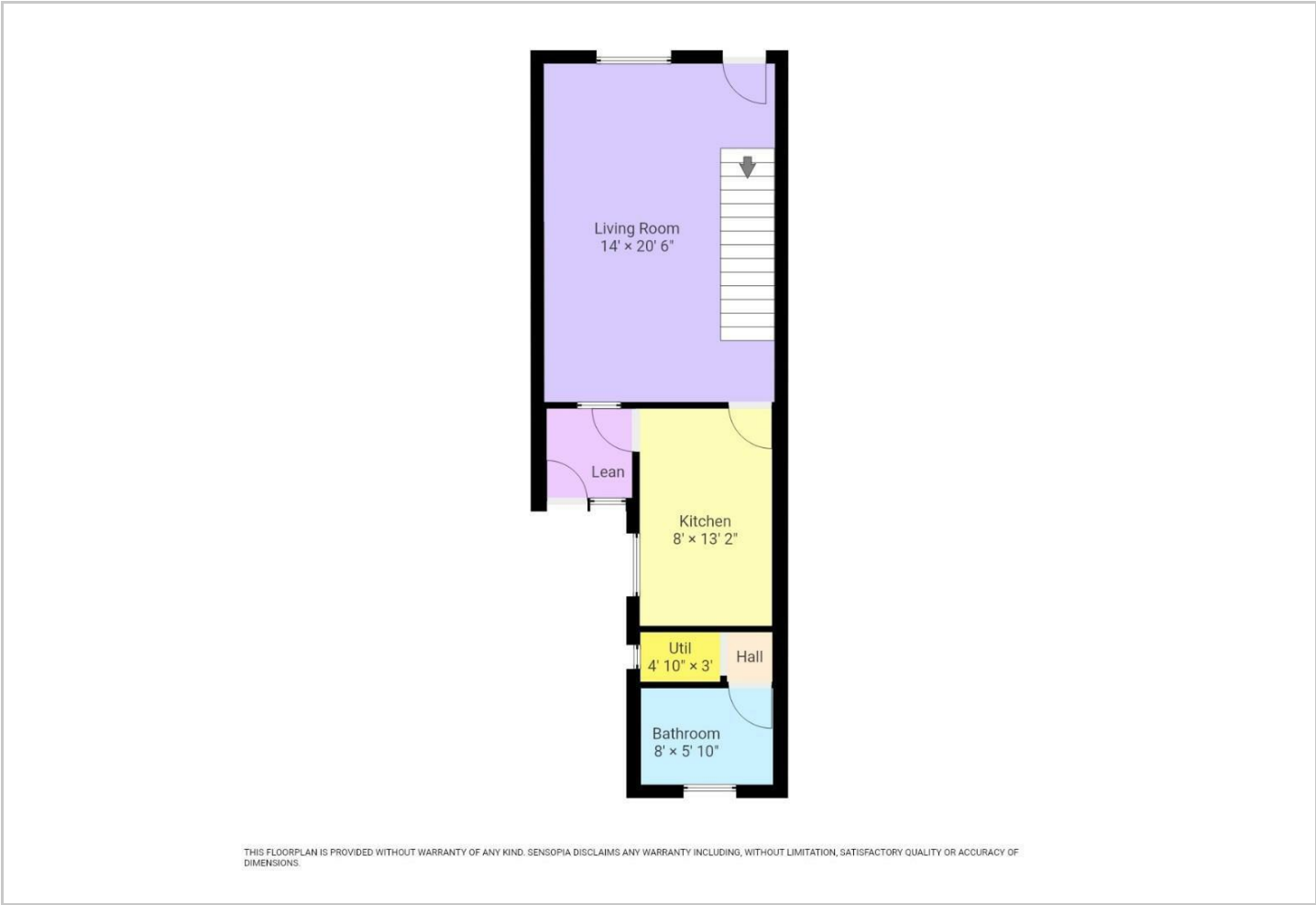
Hybrid Map



Terrain Map



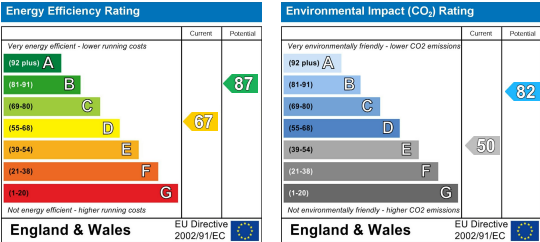
Floor Plan



Viewing

Please contact our Hunters Bridgend Lettings 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.