

HUNTERS[®]

HERE TO GET *you* THERE



Duffryn Oaks Drive

Pencoed, Bridgend, CF35 6LZ

£385,000



Council Tax: F



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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 central lighting, composite front door with side panel, two windows to front, radiator, stairs to first floor, doors to:

Bedroom 4

14'9" x 8'9" (4.50m x 2.67m)

with laminate flooring, skimmed walls and ceilings with central lighting, window to front, radiator, access to ensuite.

Ensuite

9'2" x 6'5" (2.79m x 1.96m)

with tiled flooring, skimmed walls and ceilings with central lighting, wc and sink built into vanity storage with separate hydro massage shower cubicle with glass door, towel radiator, window to side.

Utility

9'3" x 5'2" (2.82m x 1.57m)

with tiled flooring, skimmed walls and ceilings with central lighting, base units and worktop with sink and drainer, plumbing for washing machine, radiator, door to integral garage, window to side.

Lounge / Dining

30'7" x 16'8" (9.32m x 5.08m)

with oak flooring, skimmed walls and ceilings with spot light fitting, two radiators, two full length feature windows to front, window and patio door to rear.

Kitchen

22'8" x 9'3" (6.91m x 2.82m)

with laminate flooring skimmed walls and ceilings with spot lighting, radiator, selection of base and walls units in a white gloss and oak worktops, double oven and hood to stay, sink with mixer tap, window to front & French doors to rear

Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister with spindles, attic access, airing cupboard storage, skylight in ceiling, doors to:

Master Bedroom

21'7" x 9'2" at widest point (6.58m x 2.79m at widest point)

with carpets, skimmed walls and ceilings with fan central lighting, window to front, radiator, built in double wardrobes, door to ensuite.

Ensuite

9'11" x 6'3" (3.02m x 1.91m)

with tiled flooring, skimmed walls and ceilings with central lighting, wc and sink built into vanity storage with separate shower cubicle with thermostatic shower and glass screen, radiator.

Bedroom 2

17'6" x 9'3" (5.33m x 2.82m)

with carpets, skimmed walls and ceilings with central lighting, two skilights in ceiling, radiator

Bedroom 3

12'11" x 7'3" (3.94m x 2.21m)

with carpets, skimmed walls and ceilings with central lighting, two skilights in ceiling, radiator.

Bathroom

9'1" x 7'9" (2.77m x 2.36m)

with tiled flooring, skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece suite wc, sink built into vanity storage, bath with theromstatic shower, window to rear, chrome towel radiator.

Gardens

Accessed from the middle floor with patio area against house half covered by wooden pagoda, with steps up to a 2nd tier which is decked, stpes to a a 3rd upper tier with patio.



Road Map



Hybrid Map



Terrain Map



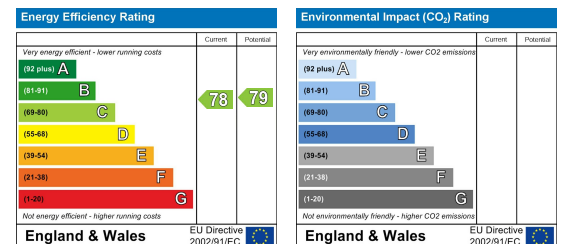
Floor Plan



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.