

# HUNTERS®

HERE TO GET *you* THERE



## Tywod Vale

Pencoed, Bridgend, CF35 6LP

£385,000



Council Tax:



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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.

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.

## Hallway

with laminate flooring, skimmed walls and ceilings with central lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

## Bedroom 2

16'10" x 12'7" (5.13m x 3.84m )

with laminate flooring, skimmed walls and ceilings with central lighting, box bay window to front, radiator.

## Lower Shower Room

with laminate flooring, skimmed walls and ceilings with central lighting, wc and sink with separate shower cubicle with thermostatic shower and glass screen, radiator.

## Landing

with laminate flooring, skimmed walls and ceilings with central lighting, wood banister with spindles, attic access, doors to:

## Lounge

17'3" x 11'2" (5.26m x 3.40m)

with real wood flooring which has underfloor heating, skimmed walls and ceilings which are coved with central light fitting, window to front, open fireplace with oak mantle.

## Kitchen Dining

21'1" x 9'4" (6.43m x 2.84m )

with herringbone oak flooring which has underfloor

heating, skimmed walls and ceilings with spot lighting, upright radiator, selection of base and walls units in a navy blue and granite worktops, double oven and hob with extractor, sink with boiling tap, Bi-folding doors to rear.

#### Utility / wc

7'0" x 6'10" (2.13m x 2.08m )

with herringbone oak flooring, skimmed walls and ceilings with central lighting, base units and worktop with sink and drainer, plumbing for washing machine, radiator, wc, window to rear.

#### Master Bedroom

12'4" x 10'5" (3.76m x 3.18m )

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

#### Ensuite

with vinyl 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, chrome towel radiator, window to side.

#### Bedroom 3

10'4" x 9'4" (3.15m x 2.84m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator, built in wardrobes.

#### Bedroom 4

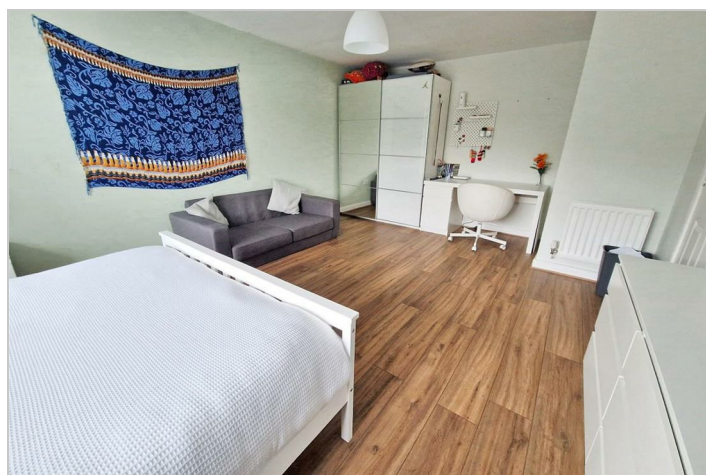
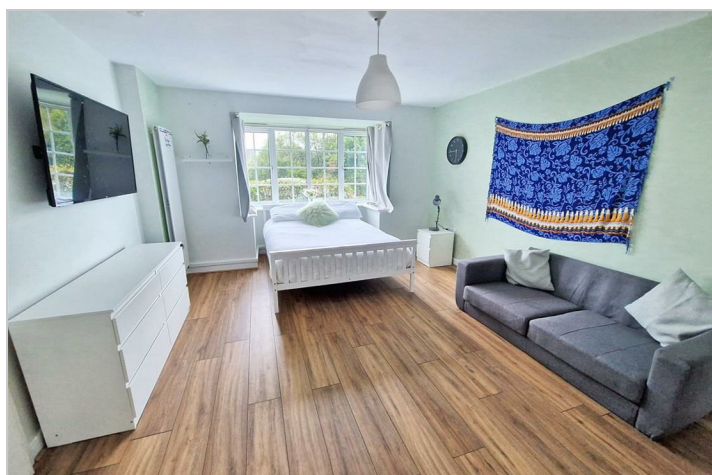
9'3" x 8'11" (2.82m x 2.72m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, built in cupboard.

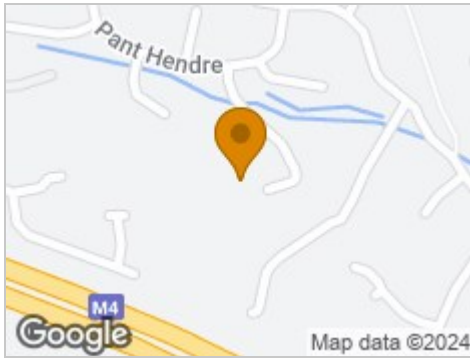
#### Gardens

Accessed from the 1st floor landscaped with patio area against house and further upper entertainment tier, addition patio with hot tub to be included and wooden pagoda, side access to both sides, great views.

Front garden with double driveway and intergral double garage with power and lighting, additional land on corner to side.



## Road Map



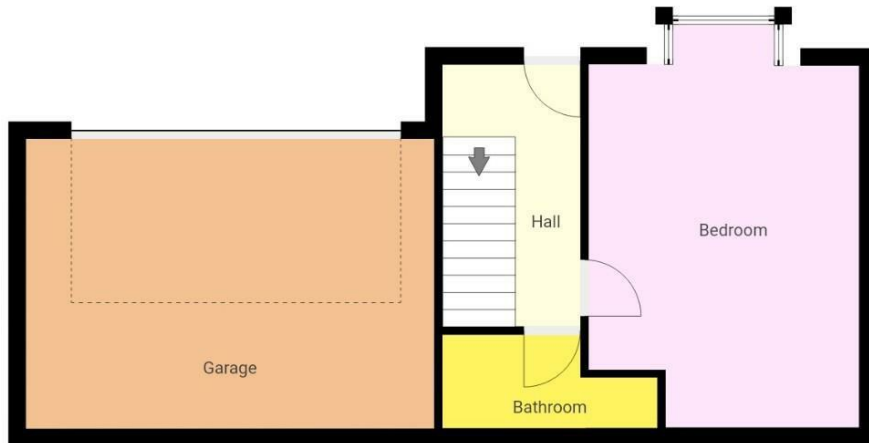
## Hybrid Map



## Terrain Map



## Floor Plan

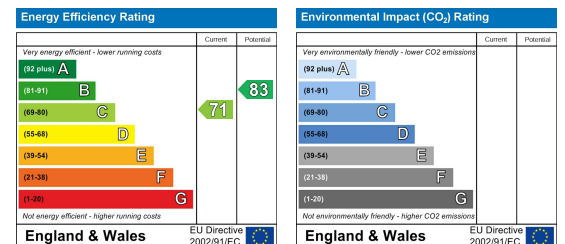


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## Viewing

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.