

# HUNTERS<sup>®</sup>

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## St. Johns Drive

Pencoed, Bridgend, CF35 5NF

£240,000



Council Tax: C



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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 carpets, skimmed walls with picture rail and skimmed ceilings which are coved with central lighting, stairs to first floor, doors into:

## Lounge Dining

20'11" x 15'9" (narrows to 10'1") (6.38m x 4.80m (narrows to 3.07m))

With laminate flooring, skimmed walls & textured ceilings which are coved, central light fittings, two radiators, power & tv points, marble fireplace and matching hearth, two windows to front views down street.

## Kitchen

9'2" x 9'2" (2.79m x 2.79m)

Tiled flooring, skimmed walls and papered ceilings with central light fittings, selection of base and wall units insolid oak shaker style with granite effect worktops, integral electric oven, hob and hood, sink and drainer with mixer tap, window to side, door to rear utility / wc

## Utility / wc

off the kitchen with utility area with plumbing for washing machine with worktop, seperate wc with folding door tiled / skimmed walls and ceilings with central lighting, window to rear.

## Rear Hallway

with tiled flooring, skimmed walls and ceilings with

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central lighting, doors to garden, side driveway & garden room.

### Garden Room

13'4" x 10'9" (narrows to 7'3") (4.06m x 3.28m (narrows to 2.21m))

with vinyl flooring, skimmed walls and boarded ceilings with exposed beams, central lighting, windows to rear and into downstairs bedroom,

### Bedroom (downstairs)

with laminate flooring, smooth walls and ceilings which are covered with central light fittings, window to rear, radiator.

### Bathroom (downstairs)

found down stairs with tiled flooring, tiled / skimmed walls with skimmed ceilings and central lighting, 2 piece suite, WC and sink built into vanity storage and shower cubicle with thermostatic rain shower and glass screens, chrome towel radiator, window to side.

### Landing

with carpets, skimmed walls and ceilings which are covered with central lighting, doors to:

### Bedroom 2

13'10" x 8'7" (4.22m x 2.62m)

with laminate flooring, skimmed walls and ceilings, central light fittings, radiator, window to front.

### Bedroom 3

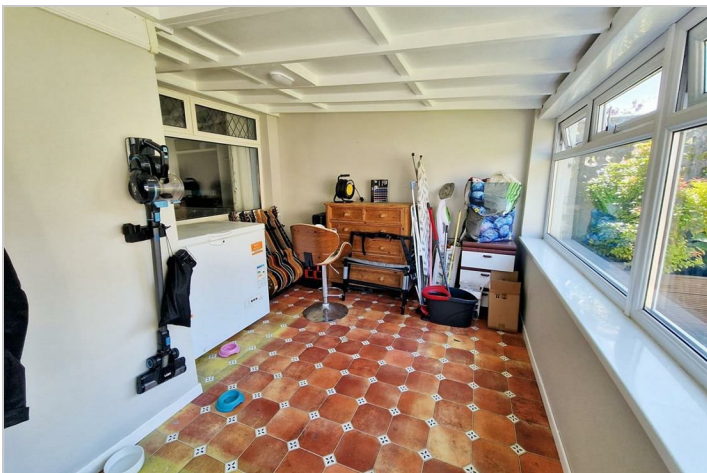
13'10" x 6'6" (4.22m x 1.98m)

with laminate flooring, skimmed walls and ceilings, central light fittings, radiator, window to rear, built in storage.

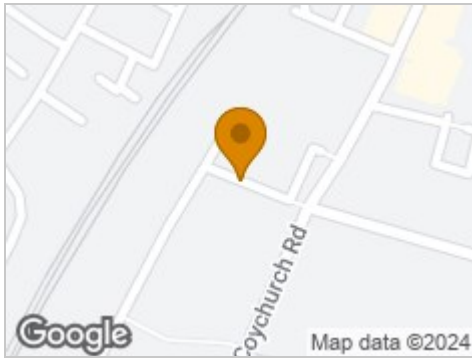
### Gardens

West facing rear gardens with lawn off the back of the house with side path leading to rear decking, green house and side access to garage, gated access to front.

Front garden which has been opened up and chipped with a square paton this would allow for extra parking, side tarmac drive to side which leads to single garage.



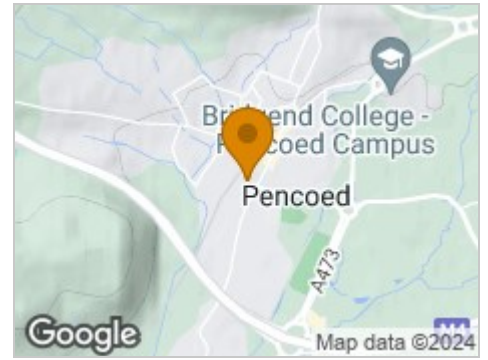
## Road Map



## Hybrid Map



## Terrain Map



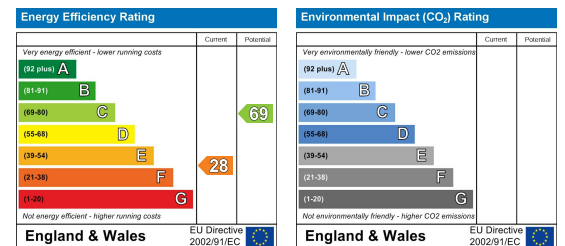
## Floor Plan



## 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.