

HUNTERS[®]

HERE TO GET *you* THERE



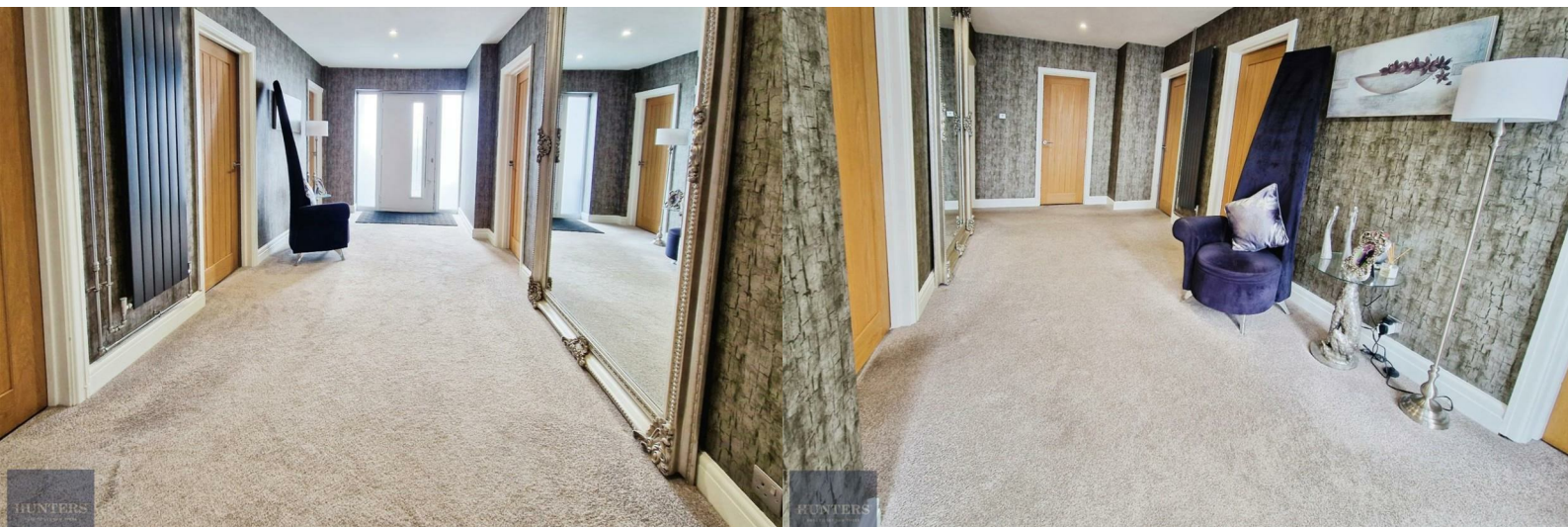
Felindre Road

Pencoed, CF35 5PB

£875,000



Council Tax: B



1 Felindre Road

Pencoed, CF35 5PB

£875,000



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, papered walls and ceilings with spot lighting, composite front door and side screen, upright radiator, doors to:

Cloakroom

off hallway with tiled flooring and walls and skimmed ceilings with spot lighting, hand wash basin and wc, chrome towel radiator.

Lounge

20'00" x 13'9" (6.10m x 4.19m)

with carpets, skimmed walls and ceiling with spot lights, two radiators, Electric fire with wooden fire place & hearth, two windows to front

Kitchen / Dining / Family Room

39'8" x 22'9" (at widest points) (12.09m x 6.93m (at widest points))

Impressive open plan rear living with a kitchen, dining and living room section, laminate flooring, skimmed walls and ceilings with spot lighting, two radiators.

Kitchen with selection of base and walls units in grey shaker style with granite worktops, matching central island with breakfast bar to one side, integral appliances to include two electric ovens, halogen hob and hood, fridge freezer and dishwasher, one and half bowl sink with mixer tap, two windows to rear, door to utility, bifolding doors to garden.

Utility

12'10" x 11'0" (3.91m x 3.35m)

with laminate flooring, skimmed walls and ceilings with spot lighting, selection of base and wall units grey shaker style with grey oak effect worktops, integral sink and drainer, plumbing for washing machine, pantry cupboard, radiator, door to annexe.

Master Bedroom

24'7" x 16'3" (at widest points) (7.49m x 4.95m (at widest points))

with carpets, papered walls and skimmed ceilings with spot lighting, French doors to rear, radiator, built in wardrobes, door to ensuite

Ensuite Bathroom

12'10" x 6'5" (3.91m x 1.96m)

Porcelain marble effect tiled floor and walls, skimmed ceiling with spot lighting, 3-piece white suite, sink built into vanity storage, WC, spa bath, separate walk-in shower with thermostatic shower, chrome towel radiator, window to side.

Bedroom 2

17'10" x 16'3" (5.44m x 4.95m)

with carpets, skimmed walls and ceilings with central lighting, window to front with fixed shutters, radiator, door to ensuite

Ensuite

Tiled floor and walls, skimmed ceiling with spot lighting, 2-piece white suite, sink built into vanity storage, WC, separate walk-in shower with thermostatic shower, chrome towel radiator.

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Bedroom 3

16'2" x 11'4" (4.93m x 3.45m)

with carpets, papered walls and ceilings with central lighting, window to side, door to ensuite

Ensuite

Tiled floor and walls, skimmed ceiling with spot lighting, 2-piece white suite, sink built into vanity storage, WC, separate walk-in shower with glass screen and thermostatic shower, chrome towel radiator.

Annexe Lounge

16'3" x 11'2" (4.95m x 3.40m)

with laminate flooring, skimmed walls and ceiling with central lighting, radiator, patio doors to rear garden, open arch to kitchen.

Annexe Kitchen

8'6" x 7'2" (2.59m x 2.18m)

with tiled flooring, smooth walls and ceilings with central lighting, radiator, selection of base and wall units in a white gloss with oak effect worktops, sink with mixer tap, window to side, wall mounted boiler.

Annexe Bedroom

13'9" x 12'11" (4.19m x 3.94m)

with carpets, skimmed walls and ceiling which are covered with central lighting, radiator, windows to front with fixed shutters.

Annexe Reception / Bedroom

15'10" x 9'1" (4.83m x 2.77m)

with carpets, skimmed walls and ceiling with central lighting, radiator, windows to front with fixed shutters.

Annexe Bathroom

Tiled floor and walls, skimmed ceiling with spot lighting, 2-piece white

suite, sink built into vanity storage, WC, separate walk-in shower with glass screen and thermostatic shower, chrome towel radiator.

Gardens

Front garden with a tarmac driveway for 10+ vehicles enclosed with rendered walls with composite fencing and rolling gates, detached triple garage with concrete floors, power and lighting 3 electric roller shutter doors, side entrance door, several skylights.

Porcelain tiled path and patio area to front of house and annexe with artificial grass inserts.

Rear enclosed gardens with porcelain path and patio area off the back of the house, large areas of artificial grass, built in entertainment and bbq. Heated swimming pool and hot tub with retractable telescopic glass roof for indoor or outdoor entertaining. Side gated access to front.



Road Map



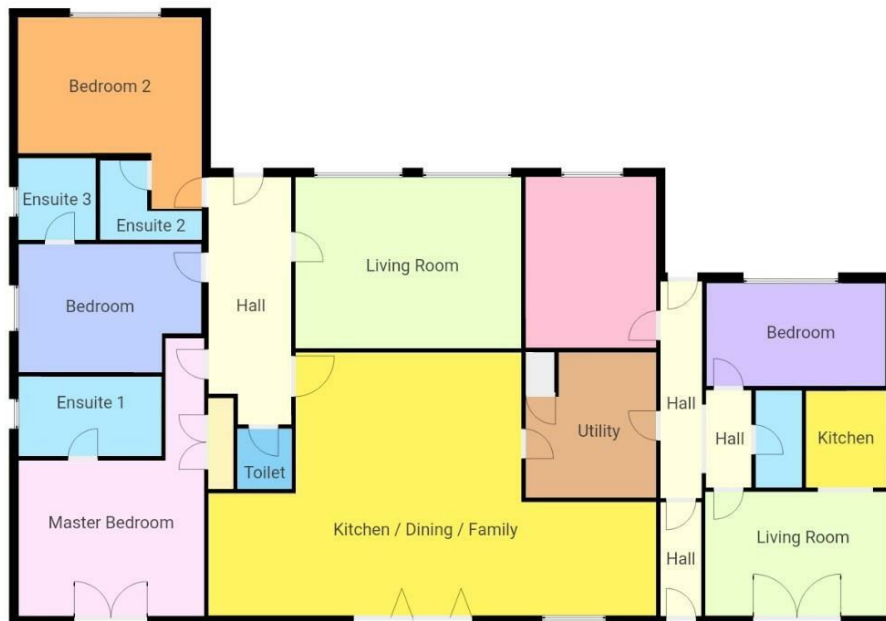
Hybrid Map



Terrain Map



Floor Plan

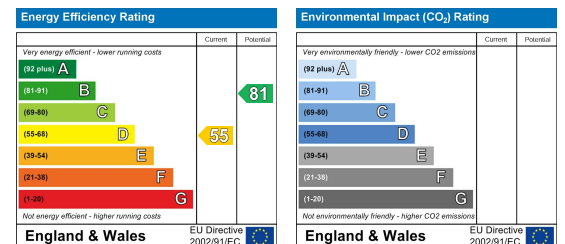


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Viewing

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



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