

# HUNTERS®

HERE TO GET *you* THERE



## Mervyn Way

Pencoed, CF35 6JH

£169,995



Council Tax: B



# 30 Mervyn Way

Pencoed, CF35 6JH

£169,995



## 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 tiled flooring, skimmed walls and ceilings with spot lighting, upvc front door and window, secondary glazed door to lounge, coat cupboard.

## Lounge

16'8" x 12'5" (at widest) (5.08m x 3.78m (at widest))  
With carpets, skimmed walls & ceilings, central light fitting, radiator, power & tv points, patio doors to rear, open arch to kitchen, stairs to first floor, wood fire surround with granite hearth & back panel.

## Kitchen

12'56" x 7'0" (3.66m x 2.13m)  
Tiled flooring, skimmed walls & ceilings with central light fitting, radiator, selection of base and wall units in light oak with granite effect worktops and tiled backsplash, integral electric oven, hob & hood, sink and drainer with mixer tap, window to front, storage cupboard.

## Landing

with carpets, skimmed walls and ceilings, central

light fitting, airing cupboard, attic access, panel doors to:

### Bedroom 1

9'10" x 9'4" (3.00m x 2.84m )

with carpets, skimmed walls and ceilings with central lighting, integral cupboard over stair, window to rear, radiator.

### Bedroom 2

12'5" x 7'0" (3.78m x 2.13m )

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

### Bathroom

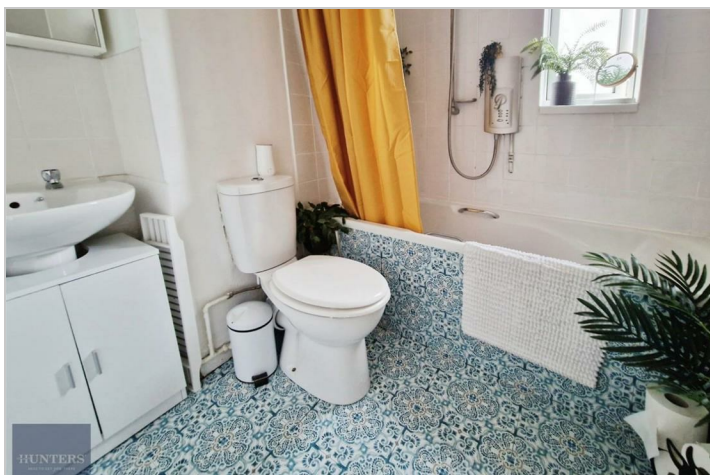
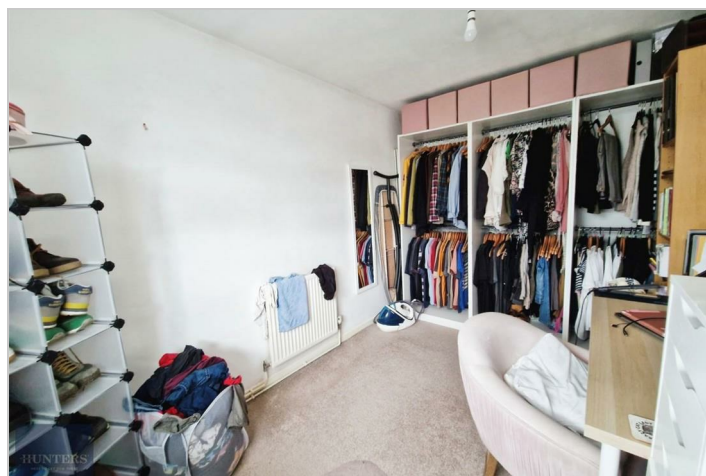
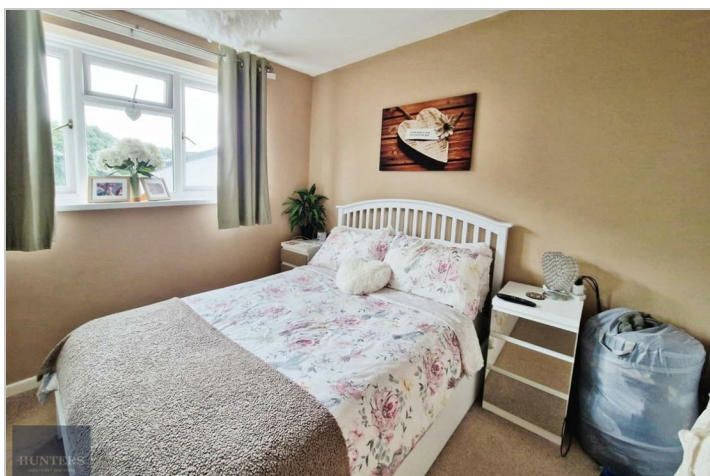
6'8" x 6'7" (2.03m x 2.01m)

with tiled flooring and walls, skimmed ceilings with central lighting, 3 piece suite wc, sink and bath with electric shower, window to rear.

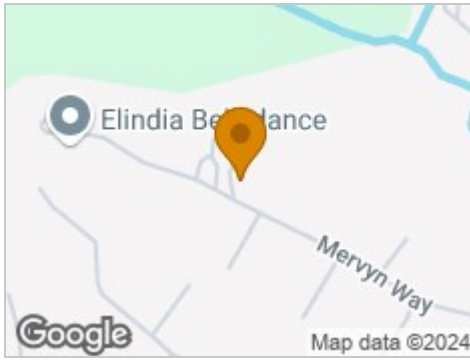
### Gardens

Large corner plot with patio against the back of the house dropping down to a grassed area with some hardstand, side access to front.

Single garage with power and lighting, enclosed front garden.



## Road Map



## Hybrid Map



## Terrain Map



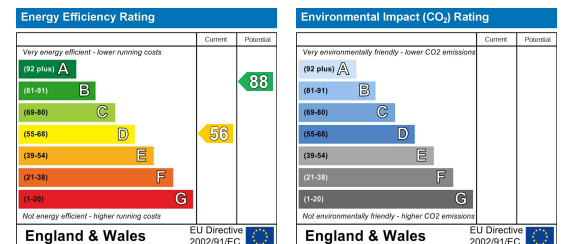
## Floor Plan



## 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.