

HUNTERS®

HERE TO GET *you* THERE



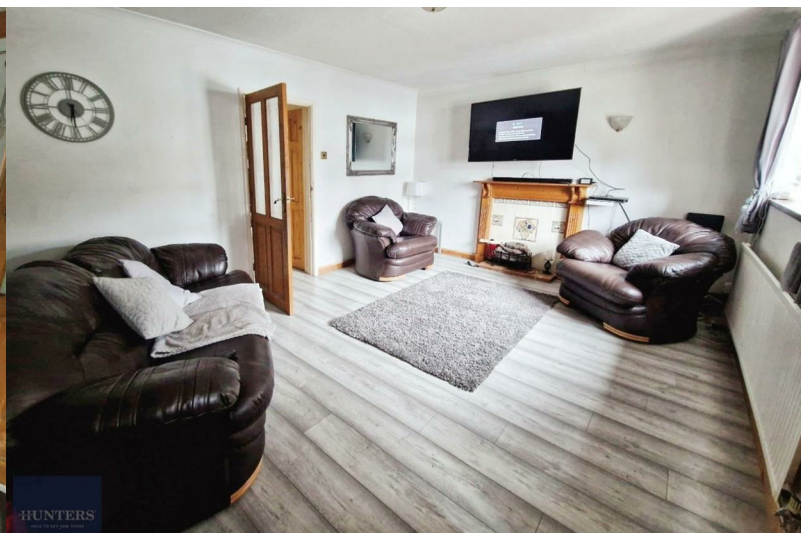
Gregory Close

Pencoed, Bridgend, CF35 6RF

£245,000



Council Tax: D



17 Gregory Close

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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

found at the front of the property with tiled flooring, skimmed walls and textured ceilings with central lighting, front door and window, door into wc with toilet and sink, window to front.

Lounge

17'10" x 12'4" (5.44m x 3.76m)

Laminate flooring, skimmed walls and textured ceilings which are coved with central light fitting, radiator, stairs to first floor, window to front,

Reception / Bedroom

13'11" x 8'5" (4.24m x 2.57m)

Laminate flooring, skimmed walls and clad ceilings with spot light fitting, radiator, French doors to rear.

Dining

11'2" x 9'11" (3.40m x 3.02m)

with tiled flooring, skimmed walls and clad ceilings with spot lighting, radiator, French doors to rear and open arch to kitchen.

Kitchen

19'4" x 9'5" (5.89m x 2.87m)

Tiled flooring, skimmed walls and clad ceilings with two central and side light fittings, radiator, selection of base and wall units in light oak with integral oven, hob and hood, window to garden and French doors to conservatory.

Conservatory

17'4" x 9'5" (5.28m x 2.87m)

Victorian style with tiled floors heating, two solid walls and dwarf walls, correx roof, central fan lighting, french doors to rear.

Garage Conversion

Found off kitchen to front of the house, apt converted garage with French doors to front, power and lighting.

Landing

with carpets, skimmed walls and textured ceilings with central lighting, attic access, doors to:

Bedroom 1

14'6" x 8'6" (4.42m x 2.59m)

with carpets, skimmed walls and textured ceiling with central light fitting, radiator, velux window to front.

Bedroom 2

10'9" x 9'3" (3.28m x 2.82m)

with carpets, skimmed walls and textured ceiling with central light fitting, radiator, window to rear.

Bathroom

6'6" x 6'0" (1.98m x 1.83m)

with tiled flooring and walls, panelled ceiling with spot lighting, radiator, window to rear, 3 piece suite wc, sink built into vanity and corner bath with mixer shower attachment.

Spare Adjoining Room

16'11" x 7'0" (5.16m x 2.13m)

with carpets, skimmed walls and textured ceiling with central light fitting, radiator, window to rear and velux to front.

Gardens

Open front garden which has been block paved to allow for parking of 3 cars.

Rear enclosed Garden which has a patio area, with rear block built shed.



Road Map



Hybrid Map



Terrain Map



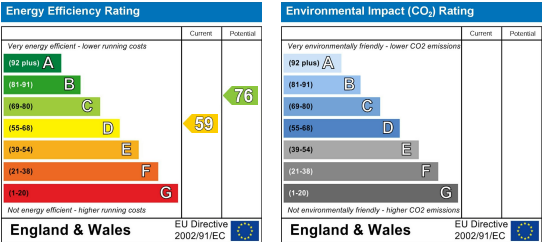
Floor Plan



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.