

# HUNTERS®

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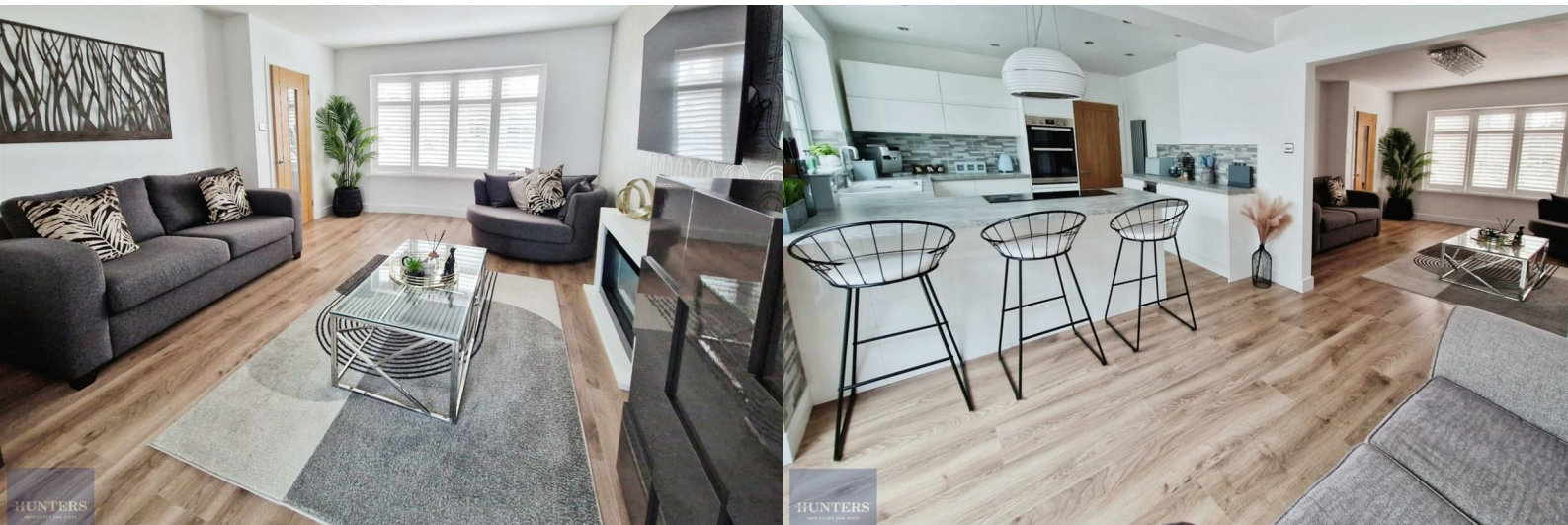
## Hendre Road

CF356TN

Offers In The Region Of £389,000



Council Tax: F



# 68 Hendre Road

CF356TN

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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.

### Hallway

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

### Cloakroom

off hallway with tiled flooring, skimmed / tiled walls and ceilings with central lighting, window to front, radiator, wc and hand wash basin built into vanity unit.

### Lounge

15'4" x 12'6" (4.67m x 3.81m)

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

### Kitchen Dining

18'11" x 10'4" (5.77m x 3.15m)

Laminate flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in white gloss with concrete effect worktops and tiled backsplash, sink and drainer with mixer tap, built in double electric oven, halogen hob and electric feature hood, integral dishwasher and wine cooler, UPVC window to rear garden, French doors to conservatory off dining.

### Utility

13'8" x 8'2" (4.17m x 2.49m)

with tiled flooring, skimmed walls and ceilings with coving with central lighting, window and door to rear, selection of base and wall units in gloss white with light oak effect worktops, wall mounted boiler.

### Conservatory

17'6" x 10'2" (5.33m x 3.10m)

Victorian style conservatory with laminate flooring, two skimmed walls two sides to glazing, radiator, patio doors to rear, tinted glass roof, side lighting.

### Reception / Bedroom 6

16'7" x 7'5" (5.05m x 2.26m)

With laminate, skimmed walls & ceilings, central light fittings, radiator, window to front

### Landing

which is carpeted, skimmed walls and ceilings, central light fitting, power points, radiator, attic access, wood balustrade with glass inserts on staircase, airing cupboard and utility cupboard, doors to:

### Bedroom 1

12'6" x 10'4" (3.81m x 3.15m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to front views, storage cupboard built in, door to wardrobe room

### Wardrobe Room

7'5" x 7'3" (2.26m x 2.21m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to front views,

### Bedroom 2

11'0" x 7'4" (3.35m x 2.24m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to front views, door to ensuite.

### Ensuite

5'6" x 4'3" (1.68m x 1.30m)

Tiled floors and walls, skimmed ceilings with spot lighting,

2 piece suite with wc and hand wash basin built into vanity, separate shower cubicle with glass screens and hydro power shower, radiator, window to side.

### Bedroom 3

9'10" x 9'0" (3.00m x 2.74m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to rear views.

### Bedroom 4

9'0" x 8'10" (2.74m x 2.69m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to rear views.

### Bedroom 5

9'4" x 7'4" (2.84m x 2.24m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to rear views.

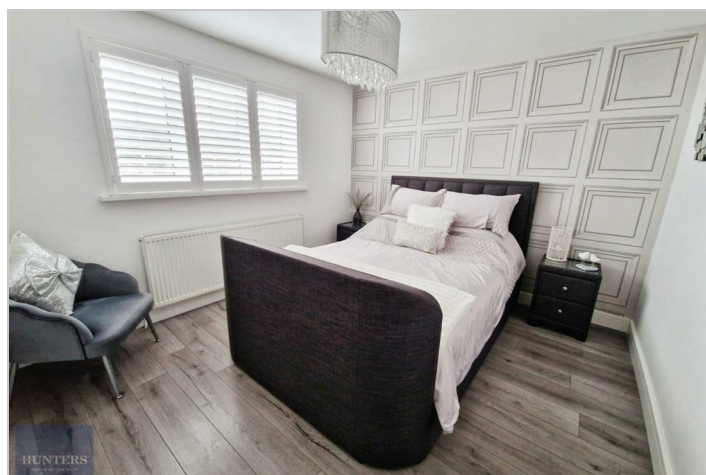
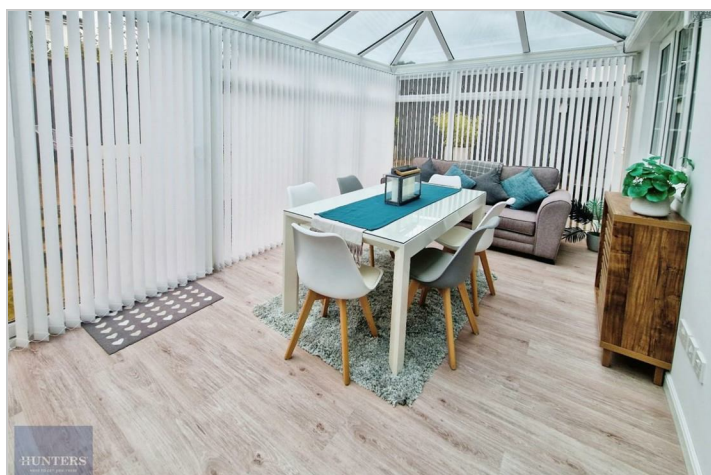
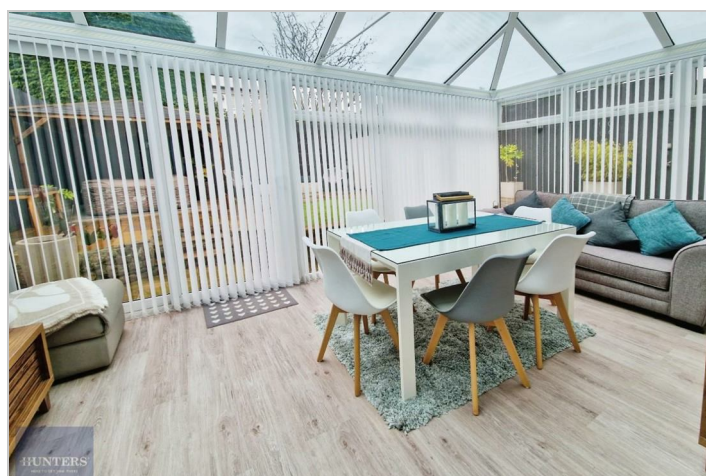
### Bathroom

6'11" x 6'5" (2.11m x 1.96m)

Tiled floors and walls, skimmed ceilings with spot light fittings, 3 piece white suite hand basin basin into vanity and wc, bath with thermostatic shower and glass screen, radiator, window to side.

### Gardens

enclosed rear garden with patio area against house and stepping up to second tier which has artificial grass, wood gazebo to house hot tub, side access to both sides.



Road Map



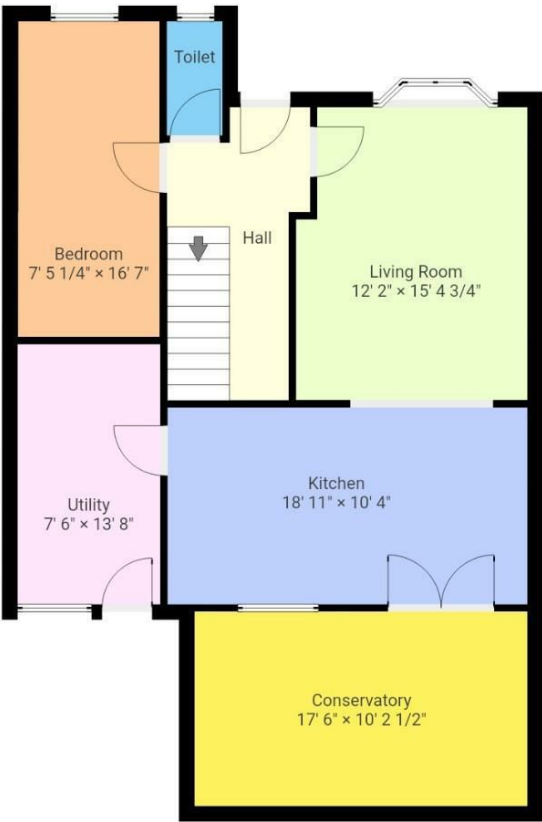
Hybrid Map



Terrain Map



Floor Plan

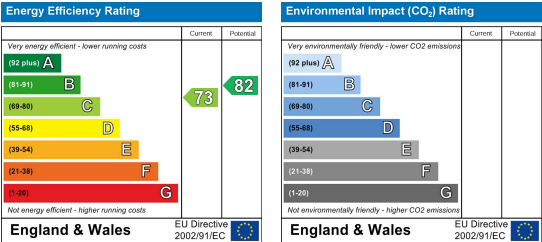


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Viewing

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.