

# HUNTERS<sup>®</sup>

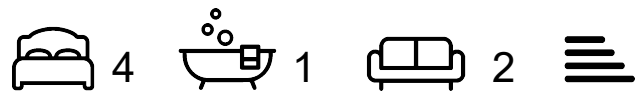
HERE TO GET *you* THERE



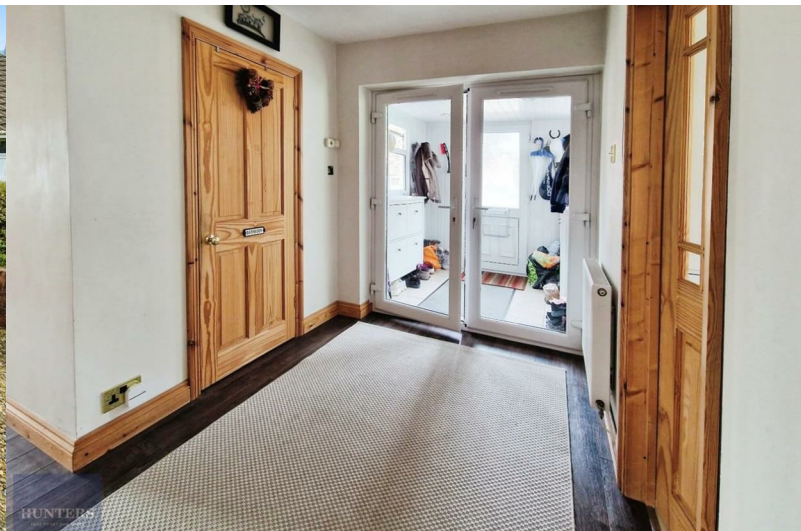
Alyson Way

CF35 6TP

£299,995



Council Tax: E





# 16 Alyson Way

CF35 6TP

£299,995



## 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.

## Porch

6'1" x 6'6" (1.85m x 1.98m)

block built porch front door, tiled flooring and clad walls and ceilings, with spot lighting, windows to each side and French doors into hallway.

## Hallway

with laminate flooring, skimmed walls and ceilings with central lighting, radiator, stairs to first floor, doors to:

## Cloakroom

with laminate flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin built into vanity, chrome towel radiator, double glazed window to side.

## Lounge

12'1" x 10'10" (3.68m x 3.30m)

with carpets, skimmed walls and ceilings which are coved with central light fittings, upright radiator, large triple glazed window to front

## Kitchen Dining

20'3" x 17'2" (narrowing to 9'9") (6.17m x 5.23m (narrowing to 2.97m))

Tile flooring to kitchen and laminate to dining, skimmed walls & ceilings, spot light fittings and central, two radiators, selection of base and wall units in gloss grey with granite effect worktops, matching breakfast bar area, sink and drainer with Quooker tap, integral appliances to include double electric oven, induction hob with remote control extraction unit, dishwasher and fridge freezer, window off kitchen area and tri-folding doors into garden from dining with integral blinds.

## Reception / Bedroom 4

8'11" x 8'9" (2.72m x 2.67m )

with carpets, skimmed walls and ceilings with central light fitting, radiator, triple glazed window to front

## Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister with spindles, radiator, doors to:

## Bedroom 1

11'7" x 11'1" (3.53m x 3.38m)

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

## Bedroom 2

15'00" x 8'10" (at widest) (4.57m x 2.69m (at widest))

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

## Bedroom 3

9'4" x 9'0" (2.84m x 2.74m)

with carpets, skimmed walls and ceilings with central lighting, triple glazed window to rear, radiator.

## Bathroom

11'0" x 5'7" (3.35m x 1.70m )

with cushioned flooring, skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece suite wc and sink, "p" bath with over bath shower linked directly to boiler, window to rear.

## Garden

Large corner plot with porcelain patio against house and large grass lawn, enclosed with fence and gated access, rear access to utility at back of garage.

## Garage / Utility

Garage is split into three with the front being a double garage with two up and over front doors, extended to rear with storage area / shed and separate room currently being used as a utility area with plumbing and electrics for washing machine, all rooms have power and lighting,





## Road Map



## Hybrid Map



## Terrain Map



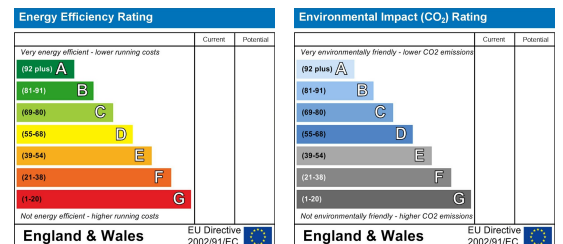
## Floor Plan



## 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.