

HUNTERS[®]

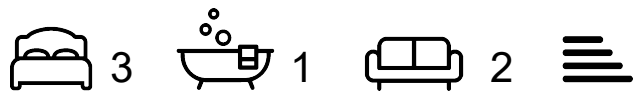
HERE TO GET *you* THERE



Lletai Avenue

Pencoed, Bridgend, CF35 5PW

£215,000



Council Tax: D



16 Lletai Avenue

Pencoed, Bridgend, CF35 5PW

£215,000



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.

Porch & Hallway

entered through front door, with tiled flooring, skimmed walls and ceilings with central lighting, radiator, window to side, secondary door into hallway with laminate flooring, stairs to first floor.

Lounge

15'4" x 11'10" (4.67m x 3.61m)
with laminate flooring, papered walls and textured ceilings which are coved with central lighting, two windows to front, radiator, open fire with oak mantle.

Kitchen

18'6" x 8'6" (5.64m x 2.59m)
with tiled flooring, smooth walls and ceilings with spot lighting, radiator. Selection of base and wall units in cream shaker style with granite effect worktops, integral sink & drainer, electric oven, hood and hob, window to rear and open arch to garden room.

WC

found in corner of kitchen under stairs with tiled flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and sink built into vanity, radiator, window to side

Garden Room

11'10" x 10'1" (3.61m x 3.07m)
with tiled flooring, skimmed walls and ceilings with spot lighting, window to side and French doors to rear, radiator.

Tel: 01656 856118

Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister, attic access, window to side, doors to:

Bedroom 1

12'9" x 9'5" (3.89m x 2.87m)

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

Bedroom 2

11'3" x 9'8" (3.43m x 2.95m)

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

Bedroom 3

8'7" x 7'10" (2.62m x 2.39m)

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

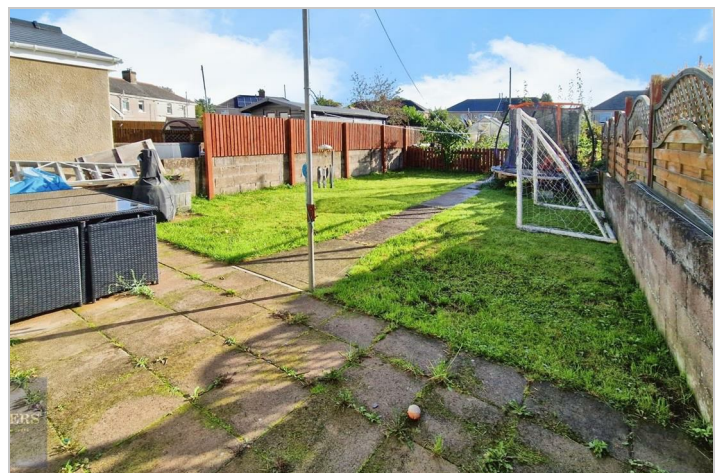
Bathroom

with exposed floorboards skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece white suite sink, bath and wc, with thermostatic shower and glass screen, window to front, radiator. (currently being refurbished after leak)

Garden

South facing enclosed garden with patio against house and lawn to middle, further area to rear which could be used as vegetable patch, with greenhouse & block built shed with window and door.

Side access to front which has concrete driveway for 2-3 cars.



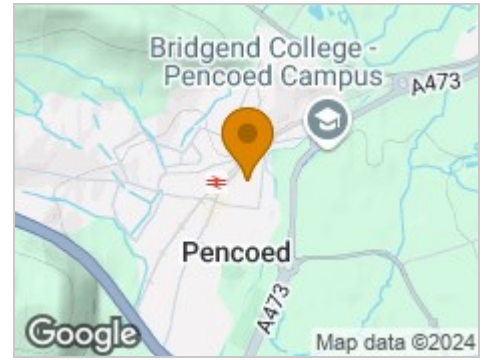
Road Map



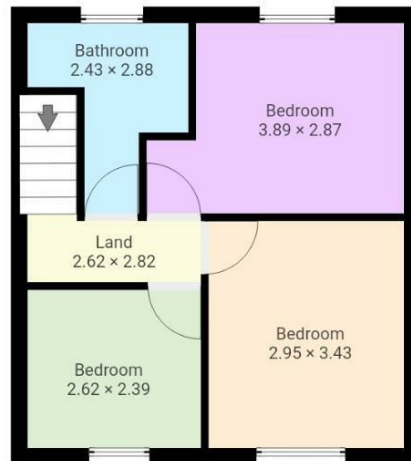
Hybrid Map



Terrain Map



Floor Plan

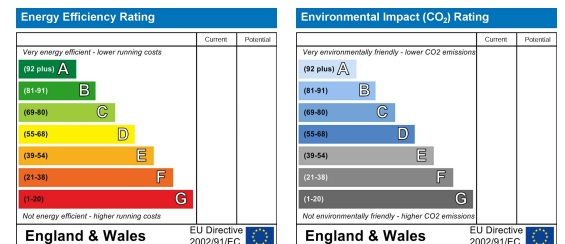


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.