

# HUNTERS<sup>®</sup>

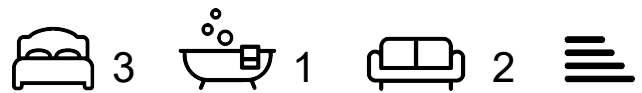
HERE TO GET *you* THERE



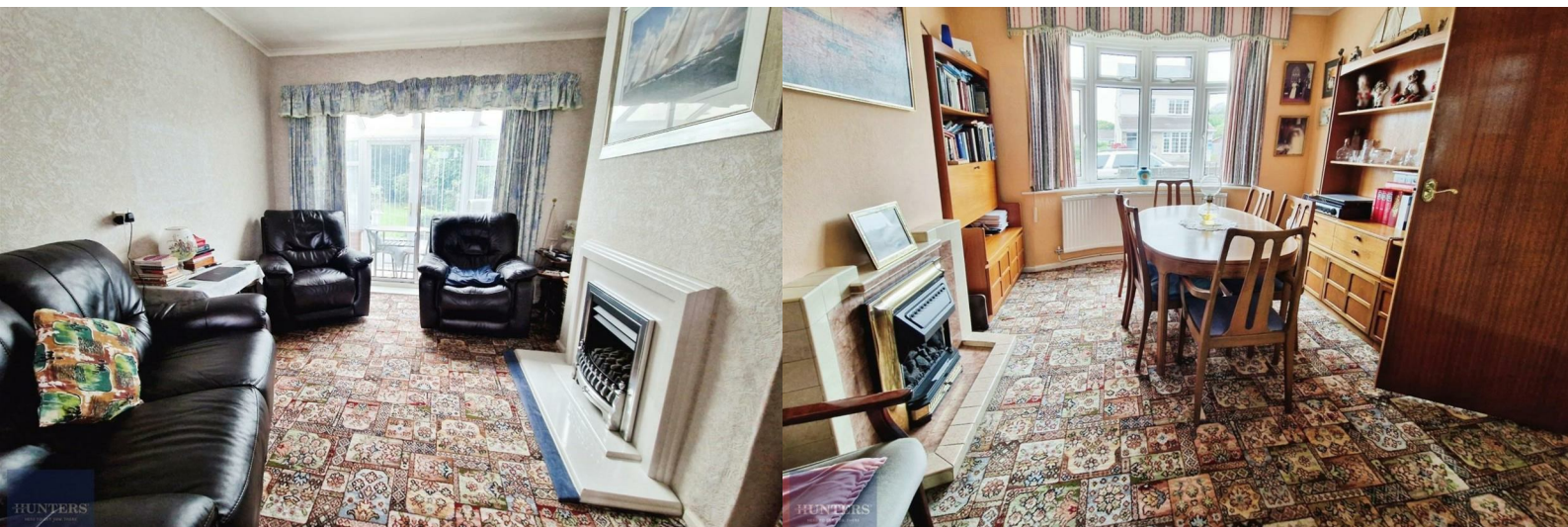
## Wimborne Road

Pencoed, Bridgend, CF35 6SG

£220,000



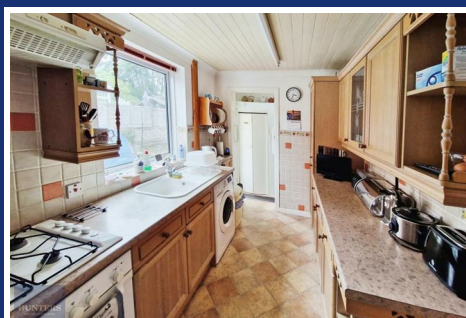
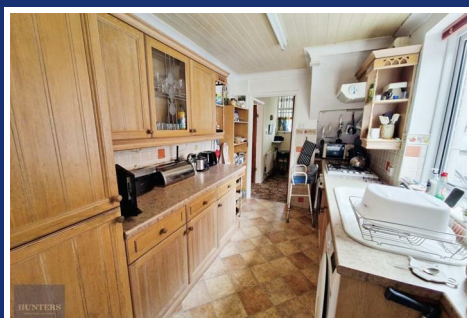
Council Tax:



# 22 Wimborne Road

Pencoed, Bridgend, CF35 6SG

£220,000



## 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

Entrance into porch with original tiled floors and walls, upvc front French doors, secondary wood door with stain glass panels into main hallway with carpets, papered walls and ceilings with central lighting, stairs to first floor, under stair utility cupboard, doors to:

## Lounge

11'6" x 10'7" (3.51m x 3.23m)

With carpets, papered walls & ceilings, central light fittings, radiator, patio doors to rear lean too, open arch to dining, fireplace with gas fire .

## Dining

11'5" x 11'4" (3.48m x 3.45m)

With carpets, papered walls & ceilings, central light fittings, radiator, bay window to front, open arch to rear lounge, tiled fireplace and hearth with gas fire.

## Kitchen

11'8" x 7'00" (3.56m x 2.13m)

vinyl flooring, skimmed / tiled walls and textured ceilings with central light fittings, selection of base and wall units in light oak with granite effect worktops, integral gas hob, electric oven and hood, sink and drainer with mixer tap, window to side and door to rear hallway

## WC

Rear hallway and separate wc with vinyl flooring,

smooth walls and styrene ceilings with central lighting. Toilet with wc, radiator and window to side.

#### Lean Too

10'0" x 4'0" (3.05m x 1.22m)

Found off rear lounge a upvc lean too with vinyl flooring, French doors to garden and correx roof.

#### Landing

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

#### Bedroom 1

11'6" x 11'5" (3.51m x 3.48m)

with carpets, papered walls and ceilings, central light fittings, radiator, bay window to front.

#### Bedroom 2

11'9" x 11'6" (3.58m x 3.51m)

with carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to rear.

#### Bedroom 3

7'4" x 6'5" (2.24m x 1.96m)

with carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

#### Bathroom

7'2" x 6'4" (2.18m x 1.93m)

with carpets, tiled walls and textured ceilings with central lighting, 3 piece suite, WC and sink and bath, radiator, window to rear, airing cupboard.

#### Garden

a Large garden with patio against house leading to lawn with concrete path, raised borders and selection of fruit trees and bushes, side access to front.

Front garden with tarmac drive and patio to front, detached single garage with up and over front door.



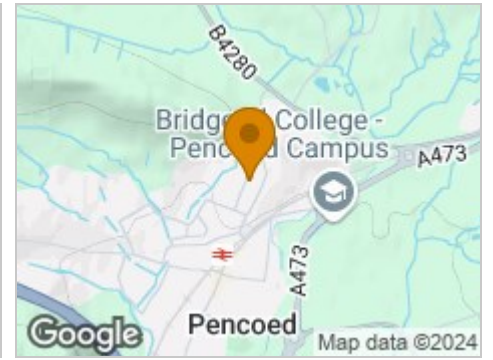
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

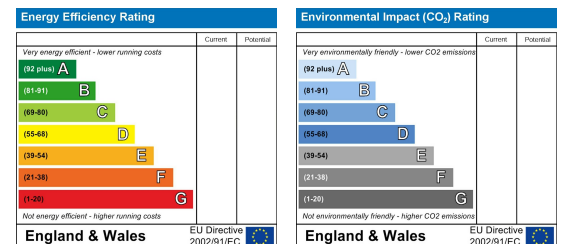


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## Viewing

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.