

HUNTERS®

HERE TO GET *you* THERE



Wimborne Road

Pencoed, CF35 6SG

£285,000



Council Tax: C



75 Wimborne Road

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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.

Porch Front

Double glazed porch on front of property with front door, tiled flooring and clad ceilings with central lighting, secondary door into hallway.

Hallway

Hall with tiled flooring, skimmed walls and ceilings which, glazed front door, stairs to first floor, under stair storage, doors to :

Lounge

14'1" x 9'9" (4.29m x 2.97m)

With carpets, skimmed walls & ceilings, central light fittings, radiator, power & tv points, window to front, open arch to dining.

Dining

11'6" x 11'0" (3.51m x 3.35m)

With carpets, skimmed walls & ceilings, central light fittings, radiator, window to rear.

Kitchen

11'5" x 10'1" (3.48m x 3.07m)

with tiled flooring, skimmed walls and ceilings with central lighting. Selection of base and wall units grey oak colour with granite effect worktops, integral gas hob and electric oven and hood, sink & drainer, window & door to rear porch and open arch to utility, radiator,

Utility

9'10" x 4'0" (3.00m x 1.22m)

with tiled flooring and walls and smooth ceilings with central lighting, base unit in light oak with granite effect worktops, plumbing for washing machine, window to rear.

Porch Rear

7'0" x 3'9" (2.13m x 1.14m)

with tiled flooring, skimmed walls and clear roof, two windows, and door into garden.

Landing

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

Bedroom 1

11'10" x 11'00" (3.61m x 3.35m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator, airing cupboard with wall mounted boiler.

Bedroom 2

9'11" x 9'0" (3.02m x 2.74m)

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

Bedroom 3

9'11" x 8'4" (3.02m x 2.54m)

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

Bathroom

11'6" x 9'2" (3.51m x 2.79m)

with laminate flooring, skimmed walls and ceilings with central lighting, 3 piece suite sink & wc, bath, separate shower cubicle with glass screens and thermostatic shower, upright chrome radiator, built in cupboard with door, window to rear.

Gardens

A corner plot with a concrete patio terrace off the back of the property with access to outside toilet with tap and water electrical supply, concrete steps down to an area previously used for growing vegetables, concrete path leading to a lawn which has a summer house built on it. To the side of the property there is an original stone outbuilding known to be used as a pig sty, the property boundaries are made of stone wall and mature trees offering privacy. There is side gated access to the garden from the front.

The front garden is enclosed with a concrete drive leading to a single detached garage with up and over front door.



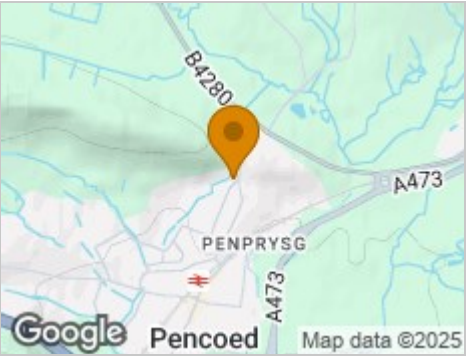
Road Map



Hybrid Map



Terrain Map



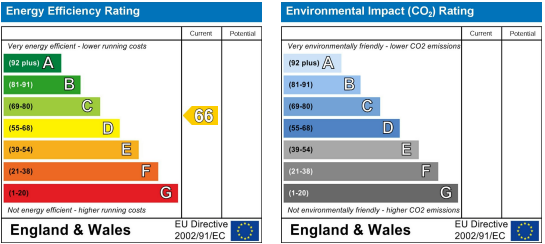
Floor Plan



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.