

# HUNTERS®

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## Alyson Way

Pencoed, Bridgend, CF35 6TP

£264,000



Council Tax: C





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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 spot lighting, doors to;

## Lounge

17'1" x 11'0" (5.21m x 3.35m)

with carpets, skimmed walls & ceilings which are coved, central light fittings, radiator, power & tv points, oak mantle with slate hearth, patio doors to conservatory.

## Kitchen

9'9" x 8'9" (2.97m x 2.67m)

Laminate flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in champagne colour shaker style with grey oak effect worktops and tiled backsplash, sink and drainer with mixer tap, integral appliances to include built in electric oven, halogen hob and hood and fridge, window and door to rear.

## Conservatory

9'11" x 9'9" (3.02m x 2.97m)

Victorian style conservatory with laminate effect flooring, radiator, French doors to rear, tinted glass roof.

## Dining Room

12'00" x 10'11" (3.66m x 3.33m)

Found at the front with carpets, skimmed walls and ceilings which are coved, central light fittings,

radiator, window to front, stairs to first floor with chrome balustrade and glass inserts.

### Bathroom

6'7" x 5'8" (2.01m x 1.73m)

laminated floor, tiled walls, skimmed ceilings with spot light fittings, 3 piece white suite wc and hand basin basin into vanity, bath with shower attachment, chrome towel radiator, window to side.

### Bedroom (downstairs)

with laminate flooring, smooth walls and ceilings with central light fittings, window to front, radiator.

### Landing

which is carpeted, skimmed walls and ceilings which are coved, central light fitting, power points, radiator, chrome balustrade with glass inserts on staircase, doors to:

### Bedroom 1

14'10" x 12'5" (4.52m x 3.78m )

With laminate, skimmed walls and ceilings, central light fittings, radiator, window to side views, built in wardrobes.

### Bedroom 2

11'5" x 9'11" (3.48m x 3.02m)

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

### Shower Room

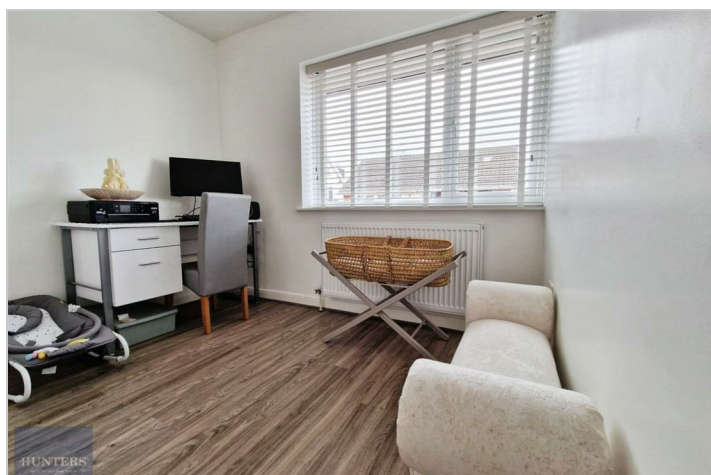
7'10" x 6'3" (2.39m x 1.91m)

Laminate effect floors, skimmed walls and ceilings with central lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screens and thermostatic shower, chrome towel radiator, window to rear.

### Garden

enclosed rear garden with patio area against house and rear chipped area with some borders, side access.

Front garden which has been opened to allow for wider entrance and concrete drive leading to single garage with electric roller shutter door, side window and door, power and lighting.





Road Map



Hybrid Map



Terrain Map



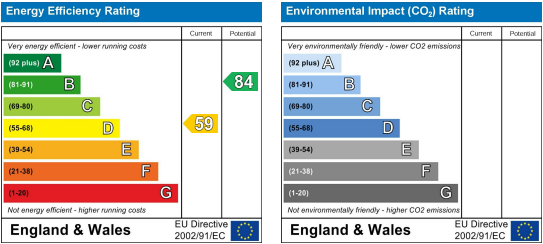
Floor Plan



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.