

HUNTERS®

HERE TO GET *you* THERE



Glan-Y-Nant

Pencoed, Bridgend, CF35 6TG

£275,000



Council Tax: D



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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 carpets, papered walls and skimmed ceilings which are coved with central lighting, radiator, stairs to first floor, under stair cupboard, doors to:

Lounge

14'9" x 12'7" (4.50m x 3.84m)

with carpets, skimmed walls & ceilings which are coved with central light fitting, large window to the front, radiator, wood fire surround with tiled hearth, marble back panel and gas fire.

Kitchen

11'11" x 9'5" (3.63m x 2.87m)

with laminate flooring, smooth walls & papered ceilings which are coved with central light fitting, window to rear and open arch to dining, selection of base and wall units in light oak shaker style with granite effect worktops and matching back splash, integral sink and drainer.

Dining

11'9" x 10'4" (3.58m x 3.15m)

found at rear with carpets, skimmed walls & papered ceilings which are coved with central light fitting, French doors to rear open arch to kitchen, radiator.

Reception

15'8" x 7'3" (4.78m x 2.21m)

found at front with carpets, skimmed walls & ceilings

which are covered with central light fitting, windows to front and side, radiator.

Bathroom

7'3" x 4'8" (2.21m x 1.42m)

with tiled floors and tiled / skimmed walls and ceilings with central lighting, 3 piece suite, wc, sink and bath with shower attachment, radiator, window to side.

Landing

With carpets, skimmed walls and ceilings, central light fitting, wood banister, storage cupboard.

Bedroom 1

10'1" x 8'3" (3.07m x 2.51m)

Carpets, smooth walls and textured ceilings, central light fittings, storage cupboard with boiler, window to front, radiator.

Bedroom 2

10'00" x 9'4" (3.05m x 2.84m)

Carpets, smooth walls and textured ceilings, central light fittings, window to front, radiator.

Bedroom 3

12'00" x 8'3" (at widest) (3.66m x 2.51m (at widest))

Exposed floorboards, smooth walls and ceilings, spot light fittings, walk in wardrobe, window to rear, radiator, door to ensuite.

Ensuite

6'8" x 5'6" (2.03m x 1.68m)

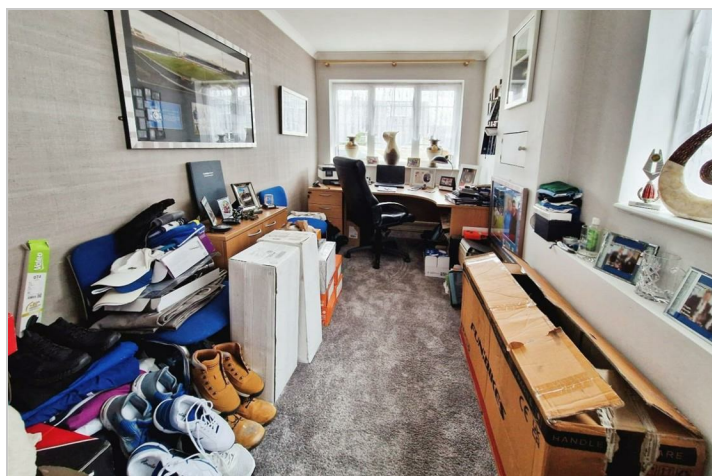
with tiled flooring and walls and smooth ceilings with spot lighting, 2 piece suite sink and wc built into vanity storage, separate shower cubicle with thermostatic shower and glass door.

Gardens

Enclosed rear garden, patio area off the back of the house, middle lawn with path through centre. To the rear there is a pond with fish, two sheds to remain.

There is a single garage with power and lighting, up and over front door, side window and door, power and lighting.

The front of the house enclosed with block paved drive extending to side for 2-3 vehicles, front is chipped.



Road Map



Hybrid Map



Terrain Map



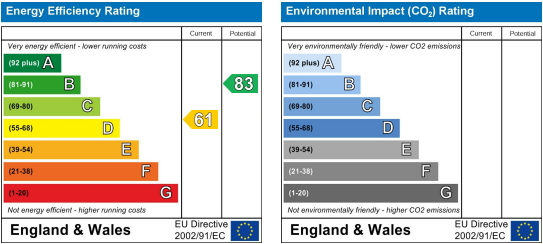
Floor Plan



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.