

# HUNTERS®

HERE TO GET *you* THERE



## Heol Croesty

Pencoed, Bridgend, CF35 5LR

£290,000



Council Tax: E





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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, stairs to first floor and doors into:

## Lounge

16'3" x 10'6" (4.95m x 3.20m)

With carpets, papered walls & ceilings which are coved, central light fittings, radiator, power & tv points, window to front and side, wood fire surround with marble hearth & back panel.

## Dining

9'11" x 9'5" (3.02m x 2.87m)

With carpets, papered walls & ceilings which are coved, central light fittings, radiator, open arch to kitchen.

## Kitchen

13'10" x 10'5" (4.22m x 3.18m)

with tiled flooring and walls. skimmed ceilings with central lighting, selection of base and wall units in shaker style white with granite effect worktops, integral sink and drainer, appliances including electric oven, hob & hood, window to rear and side and door to garden room.

## Garden Room

14'3" x 8'1" (4.34m x 2.46m)

with laminate flooring, skimmed walls and a vaulted clear roof with central lighting, radiator, French doors to rear and door to side into driveway.

### Bedroom / Reception

9'6" x 9'5" (2.90m x 2.87m )

found at rear with carpets, papered walls and smooth ceilings which are covered with central light fittings, window into garden room, radiator.

### Bedroom (downstairs)

10'9" x 8'9" (3.28m x 2.67m)

found at front with carpets, papered walls and ceilings which are covered with central light fittings, bay window to front, radiator.

### Bathroom (downstairs)

6'7" x 5'7" (2.01m x 1.70m)

with tiled flooring and walls and skimmed ceilings with central lighting, 3 piece suite, WC and sink and bath, radiator, window to side.

### Landing

With carpets, papered walls and ceilings, central light fitting, wood banister.

### Bedroom 1

14'2" x 10'6" (4.32m x 3.20m )

carpets, papered walls and skimmed ceilings, radiator, central light fitting, window to rear, eaves storage to both sides and storage cupboard with wall mounted boiler.

### Bedroom 2

12'4" x 10'5" (3.76m x 3.18m )

carpets, papered walls and skimmed ceilings, radiator, central light fitting, window to front, eaves storage to both sides.

### Shower Room

Tiled floors and walls, side lighting, 2 piece suite with wc and hand wash basin, shower cubicle with electric shower, skylight window.

### Gardens

Enclosed rear garden, patio area off the back of the house, middle lawn with path to side, raised borders, rear access to garage side access to front.

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

The front of the house enclosed with concrete drive extending to side for 2-3 vehicles, front garden is lawn with borders containing mature trees and bushes.





Road Map



Hybrid Map



Terrain Map



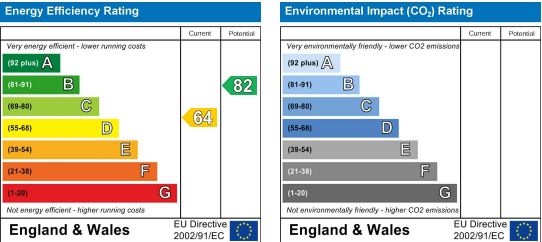
Floor Plan



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.