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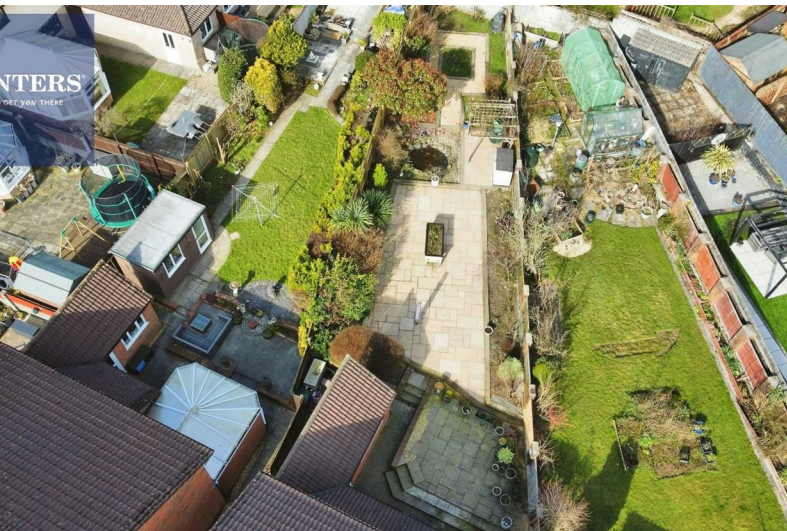
Woodstock Gardens

Pencoed, Bridgend, CF35 6ST

Offers Over £390,000



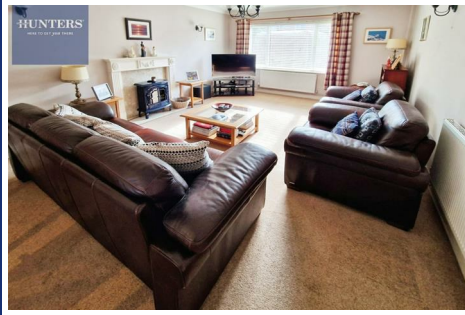
Council Tax: E



46 Woodstock Gardens

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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 tranquillity 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 Centre, which offers a range of activities for all ages. Additionally, there are several cosy 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

entered through glazed front door, with tiled flooring, skimmed walls and textured ceilings with coving and central lighting, upright radiator, stairs to first floor, doors to:

Cloakroom / wc

off hallway with tiled flooring, skimmed / tiled walls and textured ceilings with central lighting, hand wash basin and wc, chrome towel radiator.

Lounge

18'6" x 12'9" (5.64m x 3.89m)

with carpets, skimmed walls and textured ceilings with coving and central lighting, window to front and French doors to rear dining, upright radiator.

Kitchen Dining

25'11" x 15'0" (at widest) (7.90m x 4.57m (at widest))

with tiled flooring, skimmed walls and ceilings which are coved with central lighting, radiator, selection of base and walls units in white gloss with granite worktops with matching upstand, appliances including double electric oven, hob and hood, fridge freezer and dishwasher, composite sink with mixer tap, window to rear, door to utility.

Utility

12'3" 4'6" (3.73m 1.37m)

with tiled flooring, skimmed walls and ceilings with which are coved with central lighting, selection of base units with worktop, plumbing for washing machine, radiator, window to side and door to rear side.

Landing

with carpets, skimmed walls and ceilings which are coved with central lighting, wood bannister with spindles, attic access, airing cupboard, doors to:

Tel: 01656 856118

Master Bedroom

12'8" x 11'10" (3.86m x 3.61m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, fitted wardrobes and drawers, window to front, radiator, door to ensuite.

Ensuite

with tiled flooring and walls and textured ceilings with central lighting, 2 piece suite wc, sink and wc built into vanity storage separate hydro massage shower cubicle with glass screen, towel radiator, window to front.

Bedroom 2

12'10" x 9'9" (3.91m x 2.97m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator.

Bedroom 3

12'10" x 9'8" (3.91m x 2.95m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator.

Bedroom 4

12'10" x 11'11" (3.91m x 3.63m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator.

Bathroom

8'8" x 6'1" (2.64m x 1.85m)

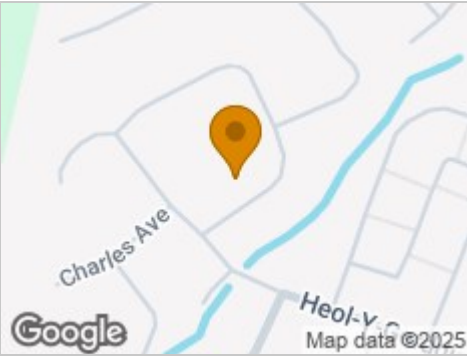
with tiled flooring and walls and skimmed ceilings with spot lighting, 2 piece suite wc, sink and wc built into vanity storage, separate shower cubicle thermostatic shower and glass screen, window to side, chrome towel radiator.

Garden

A South Facing Garden with patio terrace against back of house with some raised borders, access to front both sides, steps down to lower level with lawn, large side area with metal shed to stay.



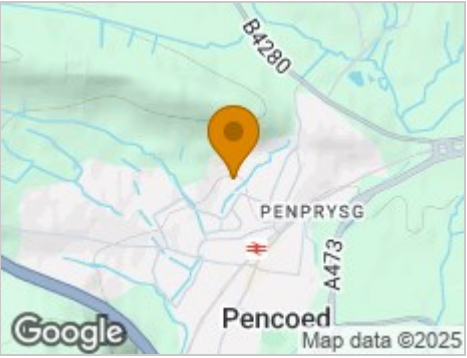
Road Map



Hybrid Map



Terrain Map



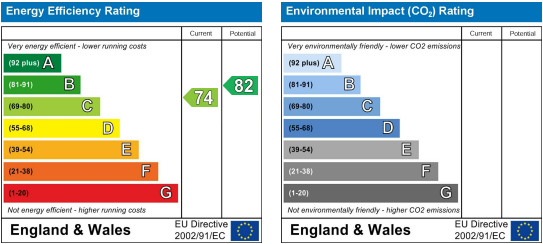
Floor Plan



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.