

HUNTERS®

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Heol Croesty

Pencoed, Bridgend, CF35 5LR

£235,000



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.

Porch

UPVC Double glazed porch to the front of the property, with ample space for coats, shoes etc with doors leading to the lounge.

Side entrance located towards the rear of the property leads directly into the dining/kitchen area.

Lounge

19'6" x 15'2" (5.94m x 4.62m)

Large room, carpeted throughout, papered walls and smooth skimmed coved ceiling, 2 ceiling light fittings, 3 radiators, adequate power, internet, phone and TV points. Gas fire located on chimney breast. Large window to front aspect and side window to driveway. Doors to porch and central hallway.

Central Hallway

Carpeted, papered walls and smooth skimmed coved ceiling with central light fitting. Stairs to first floor and doors leading to Kitchen, Bedroom 1, Bathroom and Lounge.

Kitchen

9'11" x 9'3" (3.02m x 2.82m)

Selection of base and wall units in Oatmeal and wood effect laminate worktops. Integral sink and drainer, dishwasher, built in oven and microwave with extractor fan. Central strip light fitting in ceiling and under wall cupboard lighting all round. Window to side and opening leading to Dining Room and Hallway.

Dining

9'4" x 9'11" (2.84m x 3.02m)

Carpeted and papered wall with Artex styled coved ceiling and central light fitting. 2 Wall lights, ample sockets, a TV point, and a radiator. There is a large window to the rear with one door leading out to the driveway and one to the Garden Room.

Tel: 01656 856118

Garden Room

12'7" x 9'3" (3.84m x 2.82m)

Large UPVC double glazed airy conservatory style room. Carpeted flooring with integral sink and drainer, washing machine and cupboards. Double glazed door leads to the rear garden

Bedroom 1

11'5" x 9'3" (3.48m x 2.82m)

Located downstairs off the hallway. This room is carpeted throughout, smooth skimmed coved ceiling with central light fitting. Papered walls, radiator, ample sockets, and large built-in wardrobe. Large window to garden room.

Bathroom

6'5" x 5'2" (1.96m x 1.57m)

Tile floor and wall with skimmed ceiling and central light. Walk-in shower with electric shower. Sink and toilet. Radiator and opaque window to driveway.

Landing

Papered walls carpeted throughout. 2 large storage cupboards either side of the landing, lead to access points to the eaves located at the front and the rear of the house. Loft hatch is located in the ceiling. Door leading to the airing cupboard and storage tank. Off the landing are the door to the upstairs bedrooms.

Bedroom 2

12'11" x 9'2" (3.94m x 2.79m)

Carpeted, with papered walls and ceiling, with radiator, ample sockets. Window to the side of the house overlooking the driveway.

Bedroom 3

12'11" x 8'10" (3.94m x 2.69m)

Carpeted, with papered walls and ceiling, with radiator, ample sockets. Window to the side of the house overlooking the driveway.

Gardens

Rear Garden

Enclosed rear garden with patio area to the rear of the house and rear of the Garage. Area mostly laid to gravel for easy maintenance. Large Shed in place with power supply.

Garage

Large Garage with power and lighting and electric up and over door . Boiler for hot water and heating located on the wall in garage. Access to the rear garden via door at rear.

Front Garden enclosed with low brick wall laid mostly to gravel and stamped textured concrete. Stamped textured concrete extends down the driveway providing ample parking for 3 cars.



Road Map



Hybrid Map



Terrain Map



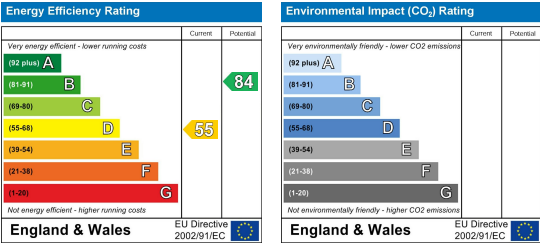
Floor Plan



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.