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HERE TO GET *you* THERE



Penprysg Road

Pencoed, CF35 6SS

£105,000



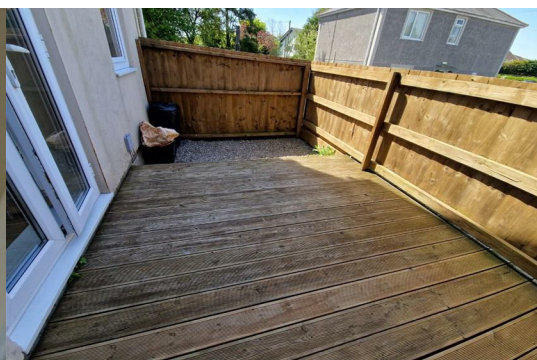
Introducing this desirable flat, currently listed for sale and in good condition. This property offers a well-proportioned layout with one reception room, one kitchen, one bedroom, and one bathroom. Perfect for first-time buyers or investors seeking a property in a sought-after urban location.

The property is positioned conveniently close to various local amenities and public transport links, making it ideal for those who value accessibility and city living. This location provides an excellent balance between urban convenience and the tranquility of a favoured locale.

The flat also includes unique features that set it apart from the rest. Residents can enjoy the convenience of designated parking, an amenity often sought but rarely found in such prime locations. Additionally, the property boasts a private garden, offering a peaceful retreat from the bustling city atmosphere.

This property falls within council tax band A, a further incentive for potential buyers seeking a cost-effective living solution.

This attractive flat, with its good condition and desirable features, is sure to attract a lot of interest. Don't miss this opportunity to own a property in this sought-after location.



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.

Pencoed's community spirit, combined with its practical amenities and scenic beauty, make it a delightful place to call home. Whether you're a professional commuter, a family seeking good schools, or someone who appreciates the great outdoors, Pencoed has something to offer for everyone.

Hallway
with laminate flooring, skimmed walls and ceilings with central lighting,

Lounge 13'5" x 9'2" (4.09m x 2.79m)
With laminate flooring, skimmed walls and ceiling with central lighting, radiator, window and French doors to rear.

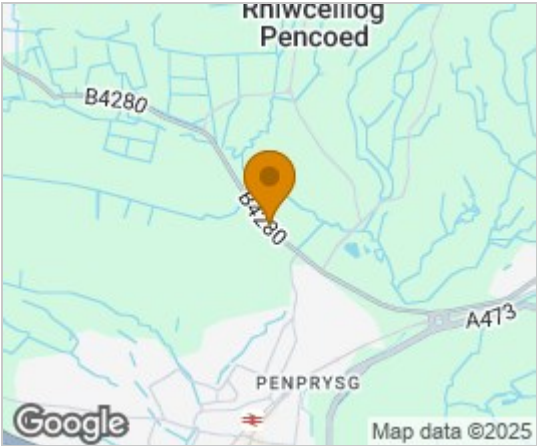
Kitchen 8'1" x 8'1" (2.46m x 2.46m)
With vinyl flooring, skimmed walls and ceiling with central lighting, radiator, window to side, gloss white fitted kitchen with granite effect worktops, integral hob, oven and hood, plumbing for washing machine, window to side, wall mounted boiler.

Bedroom 10'0" x 9'6" (3.05m x 2.90m)
With laminate flooring, skimmed walls and ceilings with central lighting, radiator, window to side.

Bathroom 8'1" x 4'9" (2.46m x 1.45m)
With vinyl flooring, skimmed walls and ceilings with central lighting, sink and wc built into vanity storage, separate shower cubicle and glass screen with thermostatic shower.

Garden
Enclosed rear garden with decked area and small chipped section.

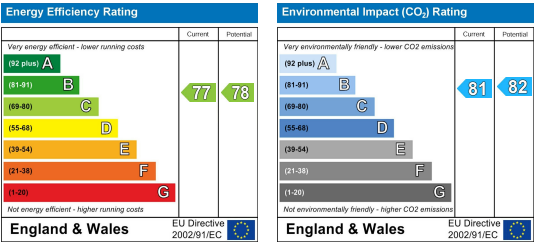
Area Map



Floor Plans



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.