

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



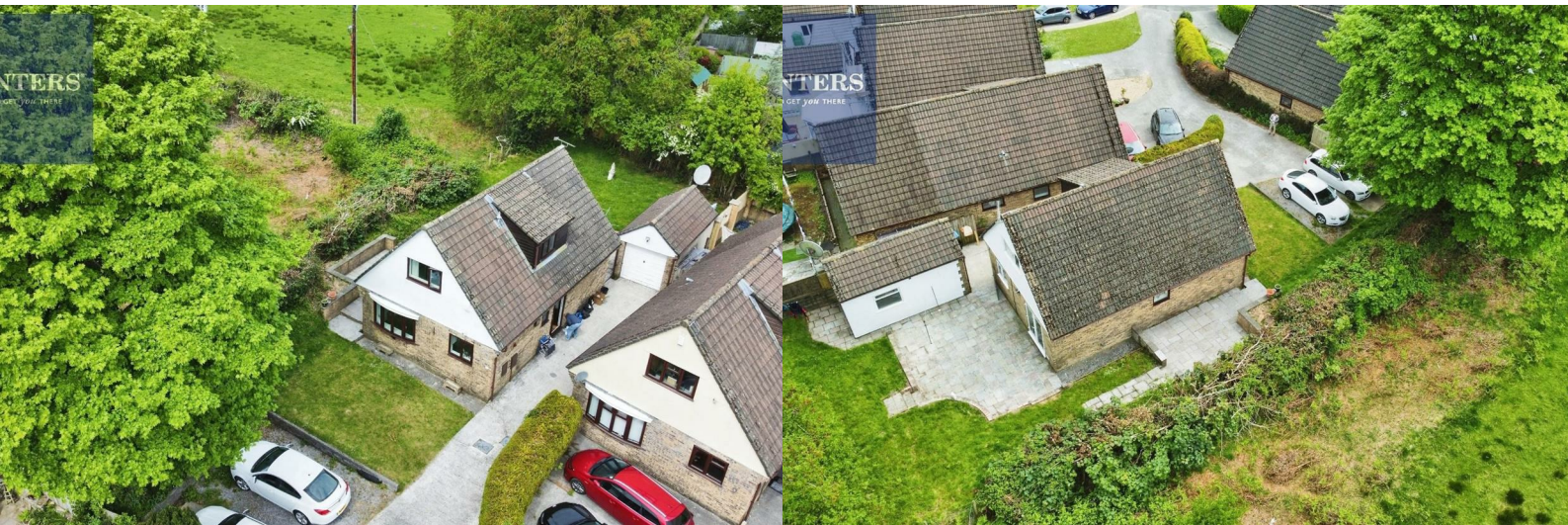
## Gregory Close

Pencoed, Bridgend, CF35 6RF

£299,500



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 laminate flooring, skimmed walls and Textured ceilings which are coved with central lighting, stairs to first floor and doors into:

## Cloakroom

with laminate flooring skimmed walls and textured ceilings which are coved with central lighting, 2 piece suite with hand wash basin and wc, window to side.

## Lounge

12'1" x 13'9" (3.68m x 4.19m )

With carpets, skimmed walls & textured ceilings which are coved, central and side light fittings, radiator, power & tv points, French doors to rear, wood mantle with marble hearth & gas fire, open arch to dining.

## Dining

8'6" x 13'9" (2.59m x 4.19m )

With carpets, skimmed walls & textured ceilings which are coved, central light fittings, radiator, power & tv points, window to rear, open arch to lounge.

## Kitchen

11'11" x 9'5" (at widest) (3.63m x 2.87m (at widest)) with laminate flooring, skimmed walls and textured 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, gas hob & hood, window to front.

### Bedroom (downstairs)

11'11" x 10'4" (3.63m x 3.15m)

With carpets, skimmed walls & textured ceilings which are coved, central light fittings, radiator, window to front.

### Landing

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

### Bedroom 1

12'9" x 12'2" (3.89m x 3.71m)

carpets, skimmed walls and textured ceilings, radiator, central light fitting, window to front, built in mirrored wardrobes to one side.

### Bedroom 2

12'9" x 11'6" (3.89m x 3.51m)

carpets, skimmed walls and textured ceilings, radiator, central light fitting, window to rear, built in mirrored wardrobes to one side.

### Bathroom

8'5" x 6'7" (2.57m x 2.01m)

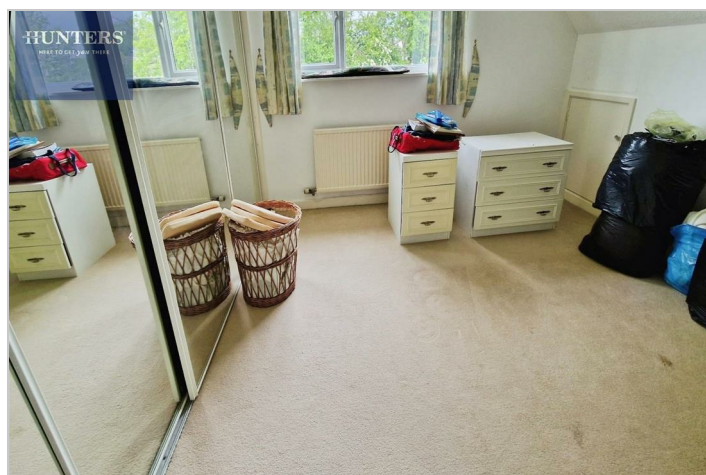
with cushioned flooring, tiled walls and textured ceilings with central lighting, 3 piece suite, WC and sink and bath, separate shower cubicle with glass doors and electric shower, radiator, window to side.

### Gardens

A wrap around garden found on a corner plot with front, side and rear gardens.

Open front garden with concrete drive and additional chipped hard stand with room for multiple vehicles, lawn to front of property. Driveway leads to single detached garage with pitched roof and up an over front door, with power and lighting.

Rear garden has patio against the house and step up to lawn, side garden has an additional patio area, pleasant setting surround by fields with full privacy and great views.



Road Map



Hybrid Map



Terrain Map



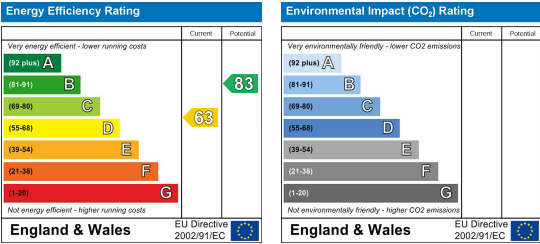
Floor Plan



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.