

HUNTERS®

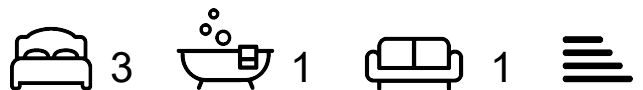
HERE TO GET *you* THERE



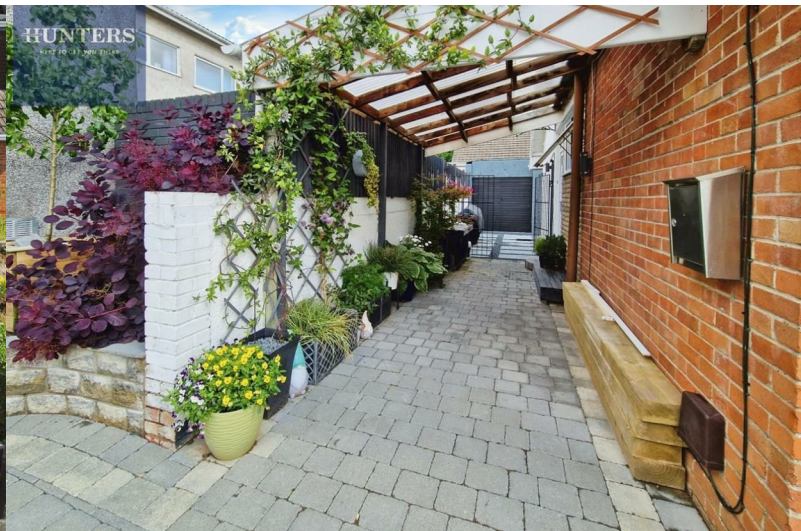
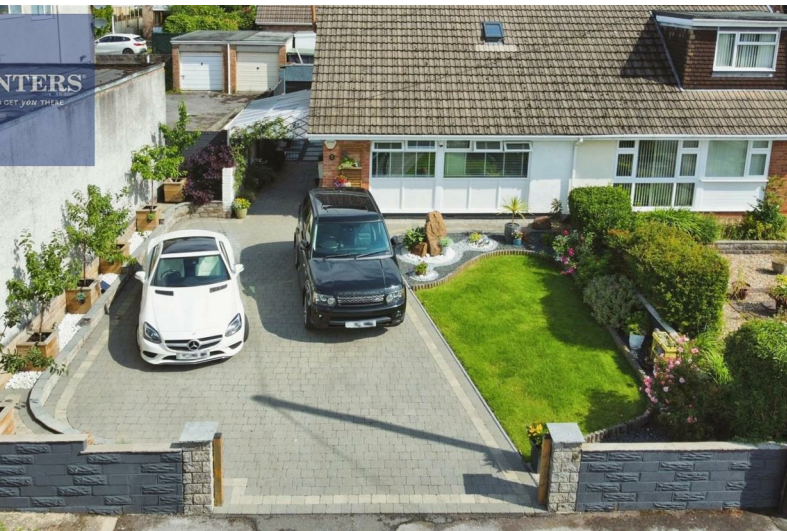
Alyson Way

Pencoed, CF35 6TP

£270,000



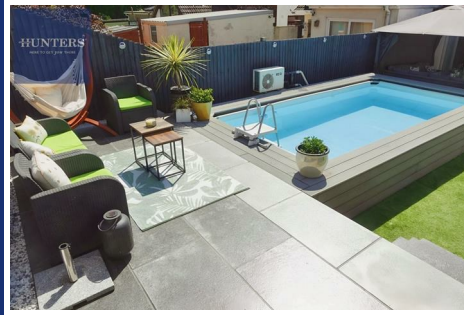
Council Tax: C



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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 ceilings with central lighting, radiator, stair to first floor, doors to;

Lounge

13'11" x 11'00" (4.24m x 3.35m)

with laminate flooring, skimmed walls & textured ceilings which are coved, central light fittings, radiator, marble hearth and back panel with wood fire surround with gas fire, patio doors to garden.

Kitchen

10'2" x 8'10" (3.10m x 2.69m)

Tile effect flooring, tiled walls & textured ceilings which are coved, centra light fittings, radiator, selection of base and wall units gloss white with granite effect worktops, sink and drainer with mixer tap, window and door to rear.

Bedroom (downstairs)

12'1" x 11'0" (3.68m x 3.35m)

Found at the front with laminate flooring, skimmed walls and ceilings which are coved, central light fittings, radiator, window to front, under stair storage.

Bedroom 3 / Dining

8'11" x 8'11" (2.72m x 2.72m)

Found at the front with laminate flooring, skimmed walls and textured ceilings which are coved, central light fittings, radiator, window to front,

Bathroom

6'9" x 5'8" (2.06m x 1.73m)

Tiled flooring and walls, textured ceilings with central light fittings, 3 piece white suite wc and hand basin,, spa bath with electric shower, towel radiator, window to side.

Landing

which is carpeted, skimmed walls and textured ceilings, central light fitting, radiator, airing cupboard with wall mounted boiler, eaves storage, doors to:

Bedroom 1

14'6" x 9'7" (4.42m x 2.92m)

With carpets, papered walls and skimmed ceilings, central light fittings, radiator, window to side views.

Attic Room

10'7" x 10'3" (floor area) (3.23m x 3.12m (floor area))

Currently used as a bedroom, with carpets, skimmed walls and ceilings, spot light fittings, radiator, skylight window, eaves storage.

Gardens

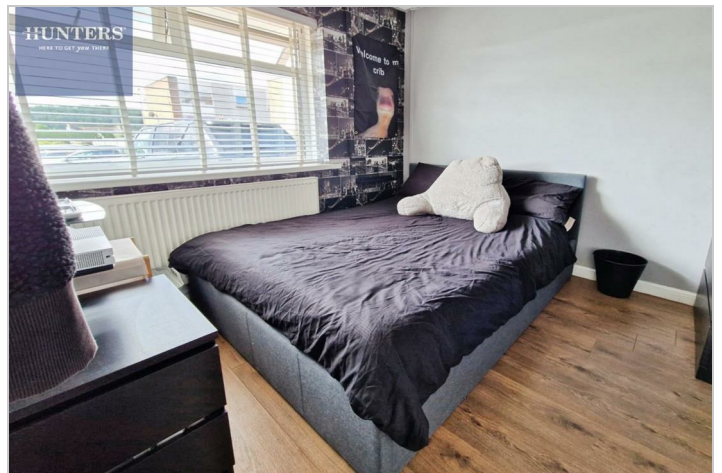
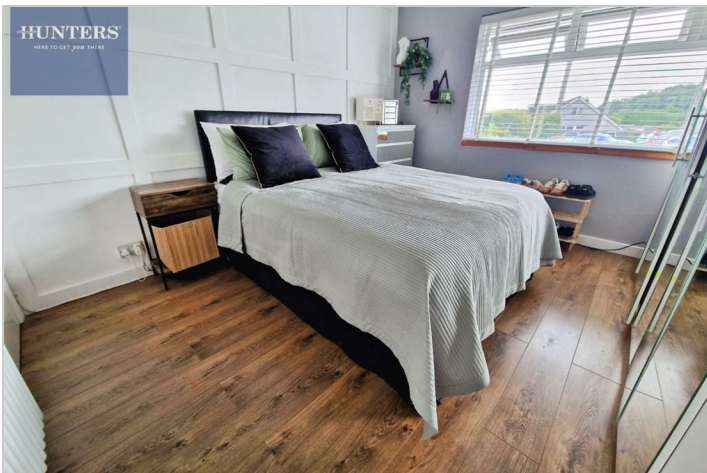
Landscaped gardens to front and back, with block paved drive for several vehicles, lawn to front with

borders containing a variety of bushes and plants, the entrance to the property can be found at the side under a car port with the drive extending to the single garage with up and over front door and side entrance.

Rear garden is enclosed with artificial grass against the rear leading to rear patio terrace, there is an additional workshop,.

Purpose built garden office which has power and lighting, with heating supplied by a wood burning stove, French doors for the entrance.

There is a built in heated swimming pool part sunk with composite deck surround.



Road Map



Hybrid Map



Terrain Map



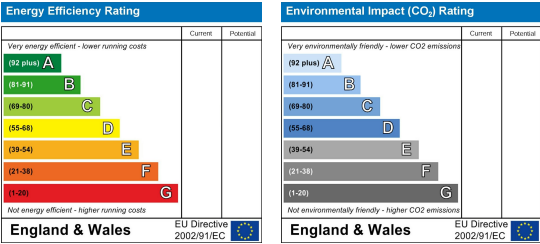
Floor Plan



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.