

HUNTERS®

HERE TO GET *you* THERE



Belmont

Pencoed, Bridgend, CF35 6PF

£210,000



Council Tax: C



5 Belmont

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General

Found on the outskirts of 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.

Kitchen

15'3" x 8'2" (4.65m x 2.49m)

found at front of property with laminate effect tiled flooring, skimmed walls and textured ceilings which are coved with central lighting, beech colour shaker fitted kitchen with granite effect worktops, integral appliances to include, double oven, hob and hood, fridge and freezer, washing machine, window to side with a composite entrance door.

Central Hallway

with laminae effect tile, skimmed walls with and textured ceilings with central lighting, radiator, stairs to attic room and doors to:

Lounge

16'11" x 9'11" (5.16m x 3.02m)

with carpets, skimmed walls and textured ceilings with central lighting, window to front, radiator, wood fire surround with marble hearth and gas mounted fire.

Bedroom 1

10'4" x 13'00" (3.15m x 3.96m)

with carpets, skimmed walls and textured ceilings which are coved with central lighting, window to rear, radiator, two built in storage cupboards.

Bedroom 2 / Dining

9'11" x 8'7" (3.02m x 2.62m)

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

Bathroom

5'7" x 6'3" (1.70m x 1.91m)

with tiled flooring and walls and textured ceilings with central lighting, wc and sink built into vanity storage, bath with over bath thermostatic shower and glass screen, window to side.

Attic Room

19'4" x 9'6" (5.89m x 2.90m)

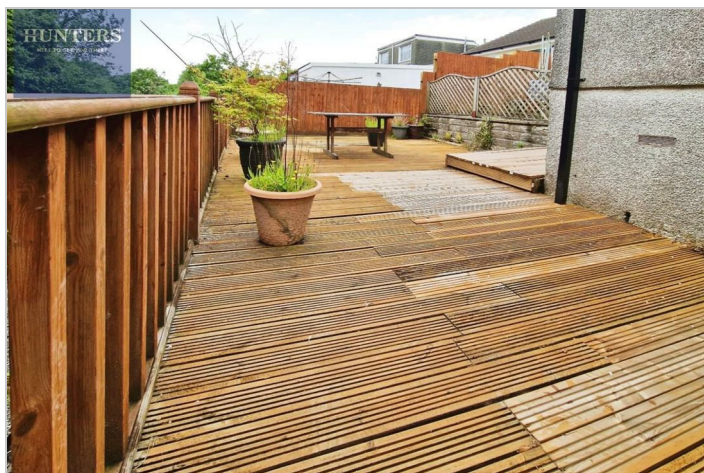
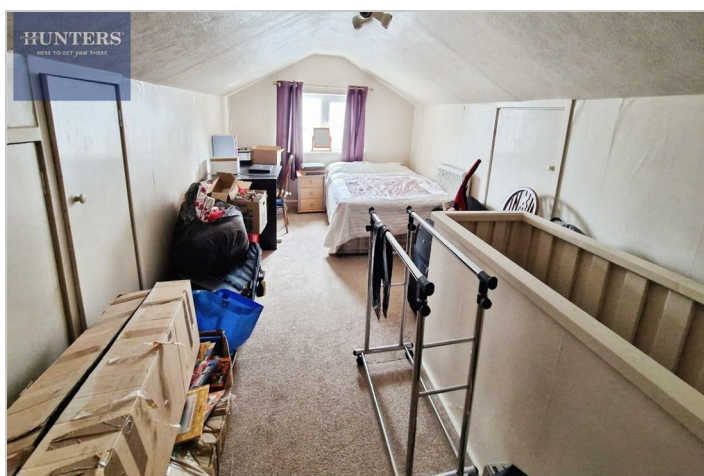
Currently used as a bedroom / storage, with carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to side, eaves storage.

Gardens

Large South facing garden with patio against the back of the property, stepping down to a decked terrace with a further lower chipped tier.

Front garden with block paved driveway extending to

the side of property to a single garage with barns doors to front and side window, to the front of the house there is a chipped area with some mature borders.



Road Map



Hybrid Map



Terrain Map



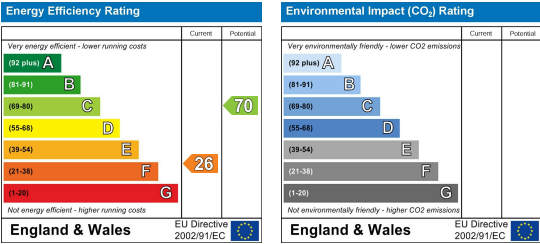
Floor Plan



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.