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Blaen Y Fro

Pencoed, CF35 6RY

Offers Over £300,000



For sale, an immaculate three-bedroom detached bungalow that offers unrivalled living space in a sought-after location. This property boasts two spacious reception rooms and a modern kitchen, perfect for family living and entertaining guests. With three comfortable bedrooms and a well-appointed bathroom, this home provides ample space for a growing family or first-time buyers.

The property is situated in an ideal location with excellent public transport links, a selection of nearby schools, and local amenities within easy reach, making everyday life convenient. For those who enjoy the outdoors, various walking routes are just a stone's throw away.

One of the unique features of the property is the ample parking space which includes a single garage, ensuring secure parking for your vehicles. A beautiful garden adds to the charm of this bungalow, providing an excellent outdoor space for relaxation or family fun.

The property falls under the D council tax band. This immaculate bungalow, with its exceptional features and prime location, is a fantastic opportunity for families and first-time buyers. Don't miss out on the chance to make this your dream home.



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 Brynagarw 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 original varnished maple flooring, skimmed walls and ceilings which are covered with central lighting, stairs to first floor with under stair storage and doors into:

Lounge 16'5" x 10'10" (5.00m x 3.30m)
With original varnished maple flooring, skimmed walls & ceilings which are coved, central light fittings, radiator, power & tv points, window to front, oak mantle with slate hearth and real wood burning stove.

Kitchen Dining
Tiled flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in white and blue gloss with oak worktops and tiled backsplash, prcelain sink and drainer with mixer tap, integral appliances to include electric oven, microwave and fridge freezer, two windows to rear garden.

Reception / Bedroom 3 10'8" x 8'7" (3.25m x 2.62m)
found at front with laminate flooring, skimmed walls and ceilings which are coved with central light fittings, window to front, radiator.

Utility / wc
with tiled flooring, tiled / skimmed walls and skimmed ceilings with central lighting, walls units in grey gloss with a real oak worktop with plumbing for washing machine, wc.

Landing
With carpets, skimmed walls and ceilings, central light fitting, wood banister, airing cupboard, doors to:

Bedroom 1 12'6" x 10'9" (3.81m x 3.28m)
carpets, skimmed walls and ceilings, radiator, spot light fitting, window to rear, eaves storage to both sides

Bedroom 2 13'9" x 8'8" (4.19m x 2.64m)
carpets, skimmed walls and ceilings, radiator, spot light fitting, window to front, built in wardrobes with sliding doors, eaves storage.

Bathroom 7'0" x 5'9" (2.13m x 1.75m)
Tiled floors and skimmed / walls, skimmed ceilings with spot light fittings, 3 piece white suite hand basin basin, wc, freestanding bath with thermostatic rain shower, towel radiator, window to side.

Gardens
Rear garden with patio against the property with steps leading to rear lawn, side access.

Front enclosed garden with concrete driveway leading to single garage, front lawn and terraced patio area.

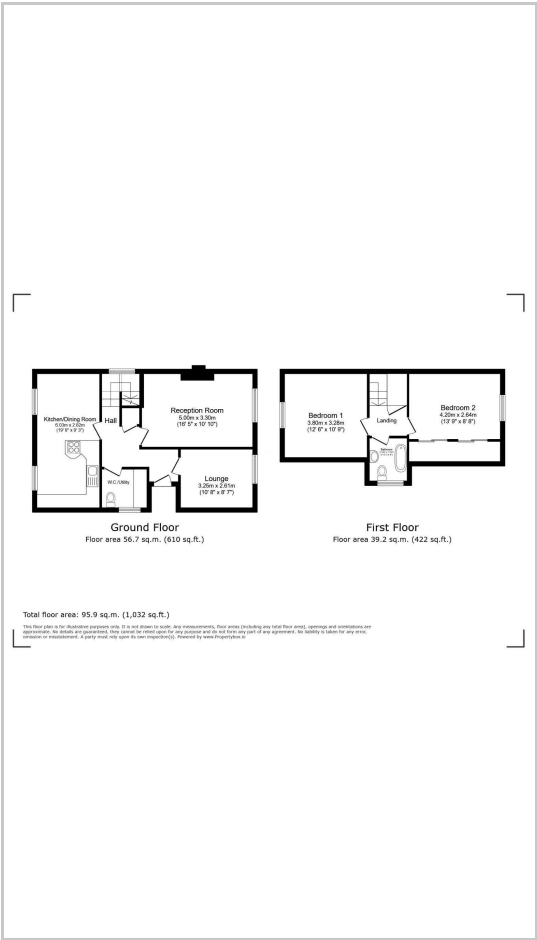
Garage with up and over front door, power and lighting.

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.

Area Map



Floor Plans



Energy Efficiency Graph

