

# HUNTERS®

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## Glan-y-Nant

Pencoed, CF35 6TG

£305,000



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 carpets, skinned walls and ceilings which are coved with central light fittings, composite front door with side panel, radiator, stairs to first floor with under stair storage, doors to:

## Lounge

13'2" x 11'4" (4.01m x 3.45m )

With laminate flooring, skinned walls & ceilings which are coved, radiator, window to front, open arch to dining

## Dining

17'7" x 10'10" (5.36m x 3.30m)

With laminate flooring, skinned walls & ceilings which are coved with spot lights, two upright radiators, open arch and window to kitchen, storage cupboard

## Kitchen Breakfast Room

16'0" x 8'9" (4.88m x 2.67m )

Tiled flooring, skinned walls & vaulted ceilings, central light fittings, radiator, selection of base and wall units in cream shaker style with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, two skylights in ceiling, window to rear and French doors to rear.

## Extension Hallway

with tiled flooring, skinned walls and ceilings which are coved with spot lighting, glazed front door, radiator, open arch to utility, doors to:

## Wet Room

10'8" x 4'7" (3.25m x 1.40m )

found down stairs fitted as wet room with non slip flooring, tiled walls with smooth ceilings with central lighting, 2 piece suite, WC and sink and walk in shower area with thermostatic shower, chrome towel radiator, window to front.

## Utility

8'10" x 7'8" (2.69m x 2.34m)

with tiled flooring, skimmed walls and ceilings which are coved with central lighting, selection of base and wall units with light oak effect worktops, plumbing for washing machine, radiator, window and door to rear.

## Landing

with carpets, skimmed walls and ceilings which are coved with central lighting, wood banister with spindles, attic access, airing cupboard, doors to:

## Bedroom 1

13'6" x 9'9" (4.11m x 2.97m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to front, selection of built in wardrobes and drawers, radiator.

## Bedroom 2

10'8" x 9'7" (3.25m x 2.92m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to rear, built in wardrobes, radiator.

## Bedroom 3

11'11" x 7'7" (3.63m x 2.31m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to rear, radiator.

## Bedroom 4

9'4" x 7'4" (2.84m x 2.24m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to rear, radiator, built in wardrobes.

## Bathroom

7'5" x 5'9" (2.26m x 1.75m)

with tiled flooring & walls and skimmed ceilings which are coved with central lighting, 3 piece suite wc, sink and bath with thermostatic shower, radiator, window to front.

## Shower Room

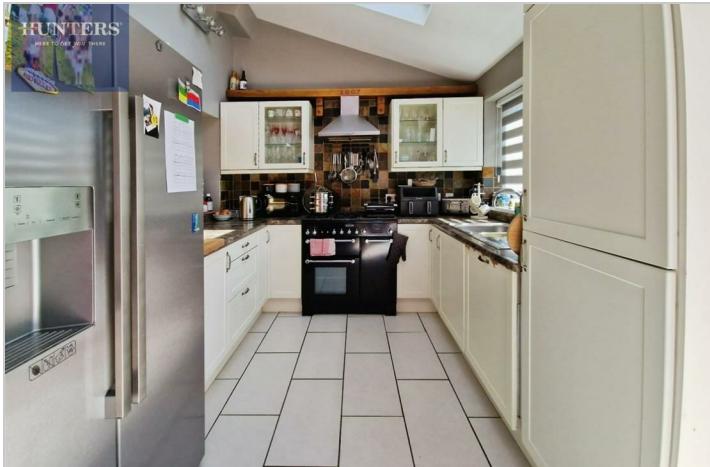
8'0" x 4'2" (2.44m x 1.27m)

Tiled floors and tiled / skimmed walls, skimmed ceilings with central lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screens and thermostatic shower, chrome towel radiator, window to front.

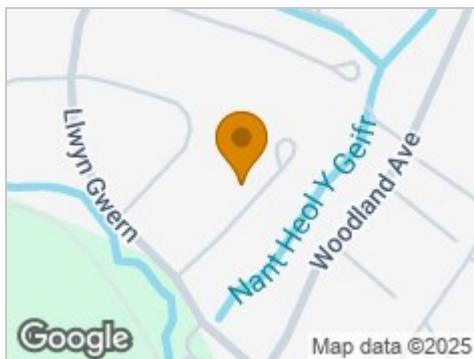
## Gardens

with patio area against the back of the property leading to a resin laid section, decking to the side where there is a summer house and shed which will remain, rear border with some plants, side access.

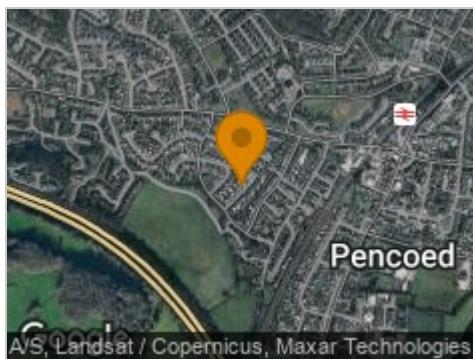
Front enclosed garden which has been block paved for 2-3 vehicles.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

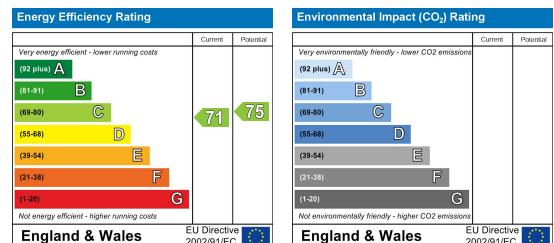


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## Viewing

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.