

# HUNTERS®

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## Clos Penglyn

Pencoed, Bridgend, CF35 6NX

Offers Over £350,000



Council Tax: E

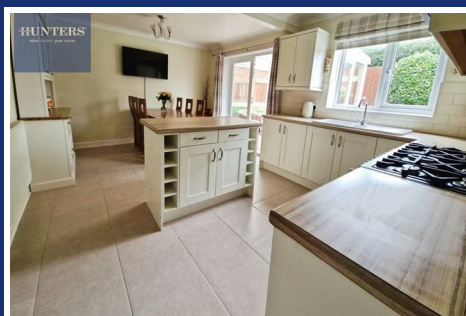




# 7 Clos Penglyn

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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 tranquillity 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 tiled flooring, skimmed walls with dado rail and textured ceiling which are coved with central lighting, stairs to first floor, radiator, upvc front door, coat cupboard, doors to;

## Lounge

18'1" x 10'11" (5.51m x 3.33m)

with laminate flooring, skimmed walls and ceiling which is coved with central lighting, radiator, molded fireplace with matching hearth and back panel with gas fire, box bay window to front.

## Kitchen Dining

17'5" x 11'7" (5.31m x 3.53m)

Open plan area with tiled flooring, skimmed walls & ceiling with central light fittings, radiator, selection of base and wall units in shaker style cream with light oak effect worktops and tiled backsplash, matching kitchen island, 1 1/2 bowl porcelain sink with mixer tap, window to rear and French doors to conservatory

## Utility

9'9" x 8'0" (2.97m x 2.44m )

with tiled flooring, skimmed walls and textured ceiling with central lighting, window and door to rear, base unit with marble effect worktops, radiator, door to garage and cloakroom.

## Cloakroom

with tiled flooring, skimmed walls and textured ceiling with central lighting, window to side, radiator, wc and hand wash basin.

## Conservatory

10'0" x 7'10" (3.05m x 2.39m )

Lean too style conservatory with carpets, patio door to rear, corrugated roof, side lighting.

### Landing

with carpets, skimmed walls with dado rail and ceiling with central light fitting, attic access, wood balustrade with spindles, airing cupboard, doors to:

### Master Bedroom

11'11" x 11'7" (3.63m x 3.53m )

With carpets, skimmed walls and ceiling with central light fittings, radiator, window to rear views, door to ensuite.

### Ensuite

Vinyl flooring and skimmed / tiled walls, textured ceiling with central lighting, 3 piece suite with wc and hand wash basin and bath, radiator.

### Bedroom 2

10'4" x 9'5" (3.15m x 2.87m)

With carpets, skimmed walls and ceiling with central light fittings, radiator, window to front.

### Bedroom 3

9'5" x 6'10" (2.87m x 2.08m )

With carpets, skimmed walls and ceiling with central light fittings, radiator, window to front.

### Bedroom 4

8'10" x 6'6" (2.69m x 1.98m)

With carpets, skimmed walls and ceiling with central light fittings, radiator, window to rear.

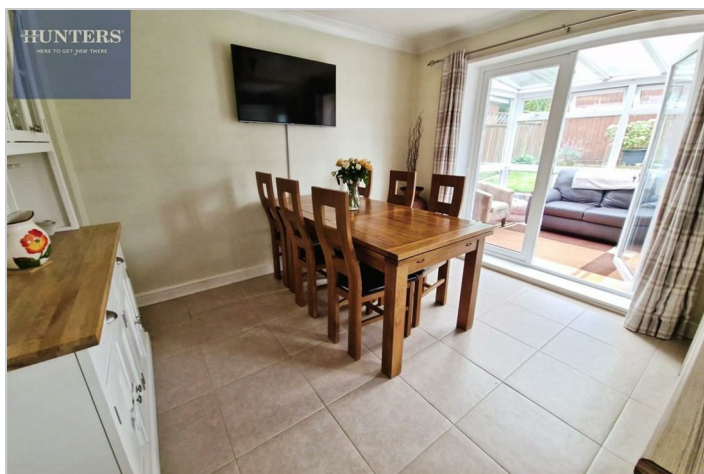
### Bathroom

Vinyl flooring, skimmed /tiled walls, textured ceilings with central light fittings, 3 piece white suite wc & hand basin bath with electric shower and glass screen, radiator.

### Gardens

Open front garden with concrete driveway leading to integral single garage with up and over front door, grass to front of house.

Enclosed rear garden with patio against rear and steps up to rear lawn with some mature borders, side gated access to front.





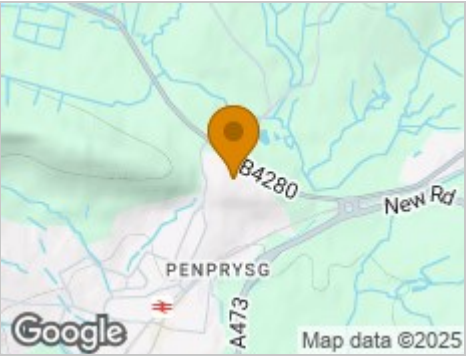
Road Map



Hybrid Map



Terrain Map



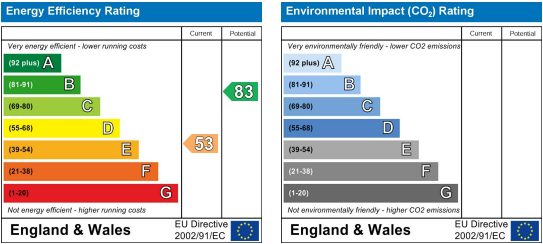
Floor Plan



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.