

HUNTERS®

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Mervyn Way

Pencoed, Bridgend, CF35 6JH

£325,000



Council Tax: E



40a Mervyn Way

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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 laminate flooring, skimmed walls and ceiling with central lighting, stairs to first floor, radiator, front door with side panels, doors to;

Cloakroom

off hallway with tile effect flooring, skimmed walls and ceiling with central lighting, window to front, radiator, wc and hand wash basin.

Lounge

17'8" x 10'10" (5.38m x 3.30m)

with carpets, skimmed walls and ceiling with central lighting, two radiators, two windows to front.

Kitchen dining

17'8" x 12'0" (at widest) (5.38m x 3.66m (at widest))

Open plan area with laminate flooring, skimmed walls & ceiling with spot light fittings, radiator, selection of base and wall units in gloss cream with dark walnut effect worktops and matching backsplash, 1 1/2 bowl sink with mixer tap, appliances to include gas hob, electric oven, microwave, window and French doors to rear garden.

Utility

with vinyl flooring, skimmed walls and ceiling with central lighting, window to side, base unit in cream gloss with dark walnut effect worktops, wall mounted boiler.

Tel: 01656 856118

Landing

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

Master Bedroom

11'8" x 10'6" (3.56m x 3.20m)

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

Ensuite

Vinyl flooring and skimmed walls and ceiling with spot lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screen and thermostatic shower, chrome towel radiator, window to side.

Bedroom 2

16'3" x 6'10" (4.95m x 2.08m)

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

Bedroom 3

10'10" x 8'8" (at widest) (3.30m x 2.64m (at widest))

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

Bedroom 4

10'10" x 8'8" (at widest)

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

Bathroom

7'2" x 5'10" (2.18m x 1.78m)

Tiled effect floors, skimmed walls and ceiling with spot light fittings, 3 piece white suite wc & hand basin basin and bath with thermostatic shower and glass screen, chrome towel radiator, window to side.

Attic room

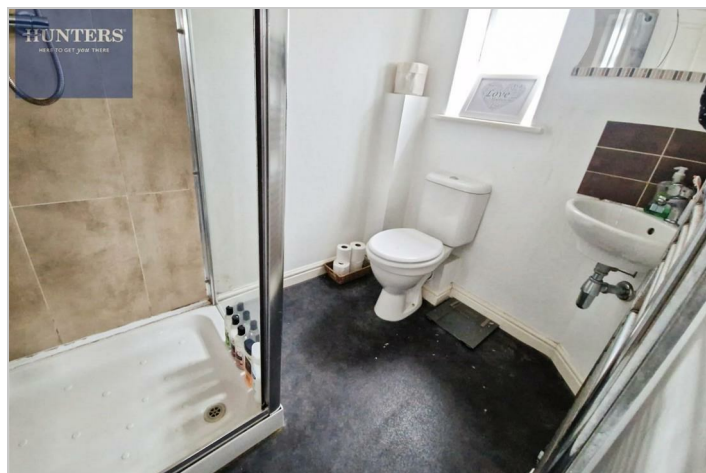
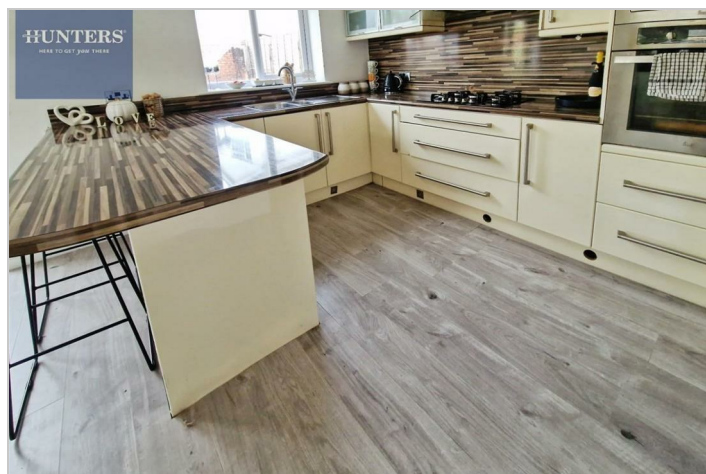
23'2" x 17'7" (7.06m x 5.36m)

Carpets, skimmed walls and ceiling with central light fittings, radiator, two skylights to rear.

Gardens

Enclosed front garden with lawn to front and driveway for 1 car.

Enclosed rear garden which is part finished, tiered with level surface ready for redesign.



Road Map



Hybrid Map



Terrain Map



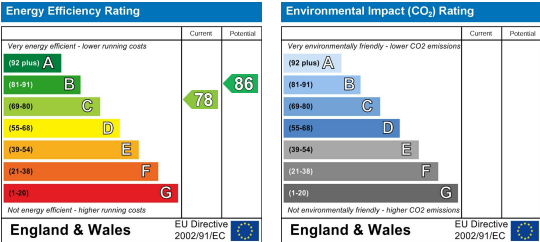
Floor Plan



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.