

HUNTERS®

HERE TO GET *you* THERE



Tywod Vale

Pencoed, Bridgend, CF35 6LP

£385,000



Council Tax: E



8 Tywod Vale

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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.

Pencoed's community spirit, combined with its practical amenities and scenic beauty, make it a delightful place to call home. Whether you're a professional commuter, a family seeking good schools, or someone who appreciates the great outdoors, Pencoed has something to offer for everyone.

Hallway

with bamboo effect flooring, skimmed walls and ceilings with central lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

Cloakroom

off hallway with bamboo effect flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Lounge

19'2" x 11'1" (5.84m x 3.38m)

with carpets, skimmed walls and ceilings which are coved with central fan light fitting, window to front.

Dining

10'0" x 9'11" (3.05m x 3.02m)

with carpets, skimmed walls and ceilings which are coved with central fan light fitting, patio doors to conservatory

Conservatory

11'8" x 11'2" (3.56m x 3.40m)

Victorian style upvc conservatory built onto rear with, dwarf walls and correx roof, ventral fan light fitting, radiator, French doors to garden.

Kitchen

13'8" x 9'11" (4.17m x 3.02m)

with LVT flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and walls units in gloss cream with granite effect worktops, electric oven and gas hob with extractor, built in dishwasher, one and half bowl sink with mixer tap, utility cupboard.

Utility

6'5" x 3'5" (1.96m x 1.04m)

with LVT flooring, skimmed walls and ceilings with central lighting, base and wall units to match kitchen with granite effect worktops. with integral sink, plumbing for washing machine, radiator, wall mounted boiler, door to side.

Landing

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

Tel: 01656 856118

Master Bedroom

12'5" x 11'1" (3.78m x 3.38m)

with carpets, skimmed walls and ceilings with central fan lighting, window to front, radiator, access to ensuite, built in wardrobes along one wall.

Ensuite

with vinyl flooring, skimmed walls and ceilings with central lighting, wc and sink with separate shower cubicle with thermostatic shower and glass screen, radiator, window to side.

Bedroom 2

13'5" x 8'11" (4.09m x 2.72m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, selection of built in wardrobes along one wall.

Bedroom 3

9'2" x 7'10" (2.79m x 2.39m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator, selection of built in wardrobes

Bedroom 4

9'7" x 5'11" (2.92m x 1.80m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator, selection of built in wardrobes

Bathroom

6'1" x 5'7" (1.85m x 1.70m)

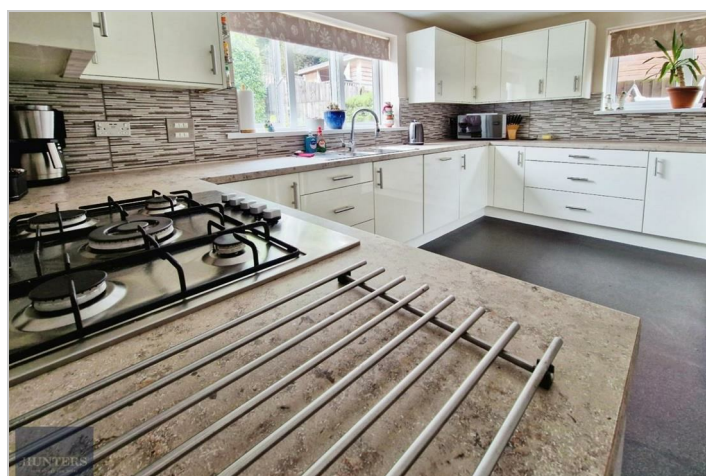
with vinyl flooring and tiled / skimmed walls and ceilings with

central lighting, 3 piece suite wc, sink and bath with thermostatic shower and glass screens, radiator, window to rear.

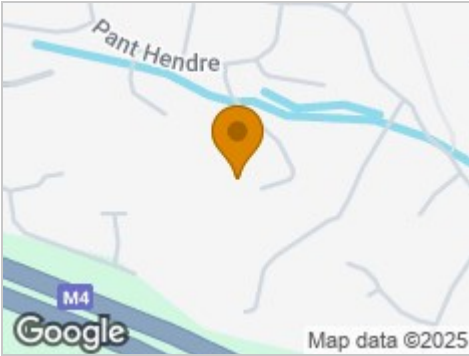
Gardens

Enclosed rear garden with large patio area against house with pond, leading to a grass area with path to rear cabin and selection of trees and bushes, side access to both sides. Purpose built summer house with front windows and door, power and lighting, some built in cupboards for storage.

Front open garden with driveway for 2-3 cars, integral single garage with up and over front door, power and lighting, Grass to front of the house with some mature bushes.



Road Map



Hybrid Map



Terrain Map



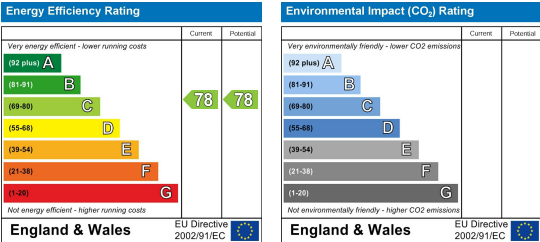
Floor Plan



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.