



## Bro Deg

Pencoed, CF35 6YS

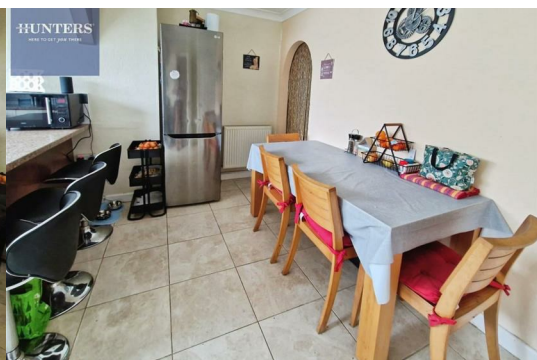
£160,000



Presenting a neutrally decorated three-bedroom semi-detached house available for sale. Situated in an urban area with convenient access to public transport links, nearby schools, and an array of local amenities, this property offers an excellent opportunity for first-time buyers. The house features one reception room, providing a comfortable space for everyday living or entertaining guests. The kitchen is well-positioned for ease of use and connectivity within the home. There is one bathroom, accommodating the needs of family life or shared living arrangements.

Parking is available for residents, and the property benefits from a single garage, offering additional storage or secure car parking. The home falls under Council Tax Band B, offering reasonable running costs for those looking to manage their household budget effectively.

This property combines a practical layout with a neutral décor, making it a flexible option for buyers who wish to personalise their home to their own taste. With its convenient location close to essential services and transport connections, this semi-detached house is a suitable choice for individuals or families looking to settle in a well-connected urban environment. Viewings are available by appointment, offering an opportunity to appreciate the property and its features firsthand.



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 library. 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.

Porch & Hallway

Porch with tiled floors and skimmed walls and ceiling with central lighting, window to side, front door, secondary door into, central hallway, with oak flooring, skimmed walls and ceiling with central lighting, stairs to first floor, radiator, door to rear.

Kitchen Dining 15'2" x 12'8" (4.62m x 3.86m )

open plan with tiled flooring, skimmed walls and textured & wood clad ceiling which is coved with central lighting, selection of base and wall units in cream shaker style with granite effect worktops and tiled back splash, integral electric oven, hob and extractor hood, under stair storage and additional built in cupboard, window to front

Lounge 15'9" x 13'2" (4.80m x 4.01m)

with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator, marble fireplace and hearth.

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

Landing

with carpets, skimmed walls and papered ceiling with central lighting, window to side, doors to:

Bedroom 1 12'11" x 12'00" (at widest) (3.94m x 3.66m (at widest))

Carpet, papered walls and skimmed ceiling with central lighting, windows to rear, radiator, central light fitting, built in storage.

Bedroom 2 12'11" x 10'8" (at widest) (3.94m x 3.25m (at widest))

Carpet, papered walls and skimmed ceiling which is coved with central lighting, two windows to front, radiator, central light fitting.

Bedroom 3 9'8" x 7'4" (2.95m x 2.24m )

Carpet, skimmed walls and papered ceiling with central lighting, window to side, radiator.

Bathroom 9'7" x 6'5" (2.92m x 1.96m )

Tiled flooring and walls, skimmed ceiling with spot lighting, 3 piece white suite, sink, wc and bath with electric shower, window to side, chrome towel radiator.

Garden

Front enclosed garden with concrete driveway to garage with up and over front door, chippings to front of house with hedge for privacy.

small rear enclosed yard with patio slabs and raised borders, gate access to rear.

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

