

HUNTERS®

HERE TO GET *you* THERE



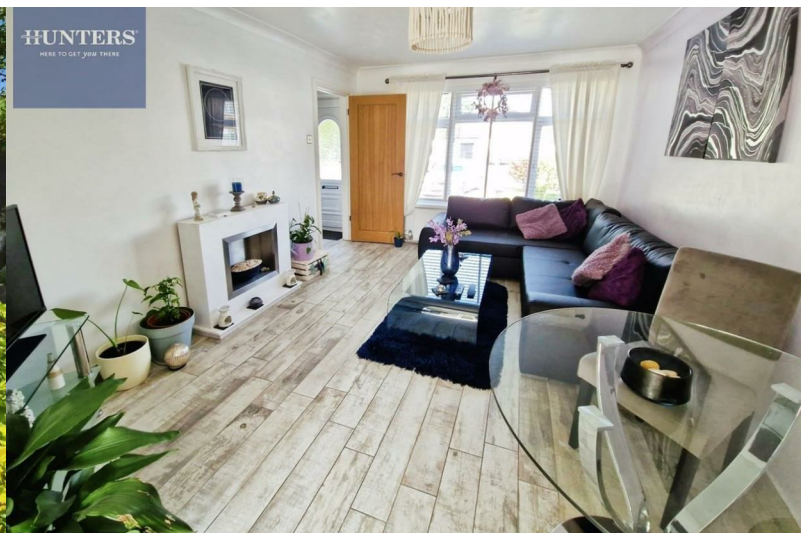
Redlands Close

Pencoed, Bridgend, CF35 6YU

£220,000



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 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 and ceilings and central lighting, stairs to first floor, doors to:

Lounge

14'8" x 10'7" (4.47m x 3.23m)

with tiled flooring, skimmed walls and ceiling with central light, window to front, radiator, open arch to kitchen

Kitchen Breakfast room

13'11" x 7'0" (4.24m x 2.13m)

with tiled flooring, smooth walls and ceilings with spot lighting. Selection of base and wall units in light blue with granite effect worktops, integral sink & drainer, gas hob, electric oven and hood, window to side and French doors to rear.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister, attic access, window to side, doors to:

Bedroom 1

10'8" x 10'5" (3.25m x 3.18m)

with carpets, skimmed walls and ceiling with spot lighting, radiator, window to front, built in wardrobes along one wall.

Bedroom 2

11'6" x 8'1" (3.51m x 2.46m)

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

Bathroom

7'3" x 5'6" (2.21m x 1.68m)

laminated flooring and tiled walls and smooth painted ceilings with spot lighting, 3-piece suite comprising bath with over bath thermostatic shower, hand basin built into vanity and WC, window to rear, chrome towel radiator.

Garden

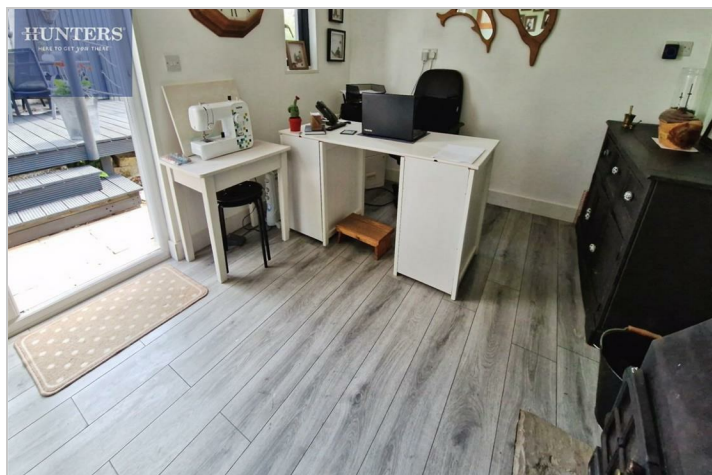
Front open garden with block paved driveway for up to three vehicles, grass to front and side and side gated access to rear, gate which gives access the the river walk.

Enclosed rear garden with decked terrace off the back of the property dropping to side slate chipped area and rear lawn, access to purpose built cabin / office.

Cabin / Office

13'10" x 9'5" (4.22m x 2.87m)

Currently used as an office with laminate flooring skimmed walls and ceiling with spot lighting, french doors and window into garden, power and lighting, wood burning stove for heating.



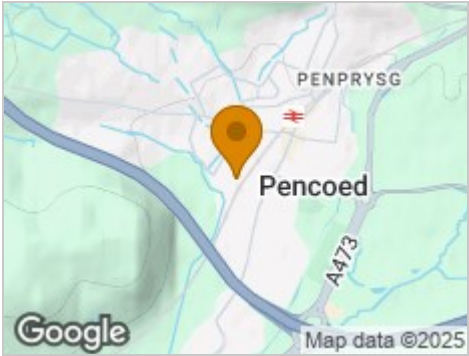
Road Map



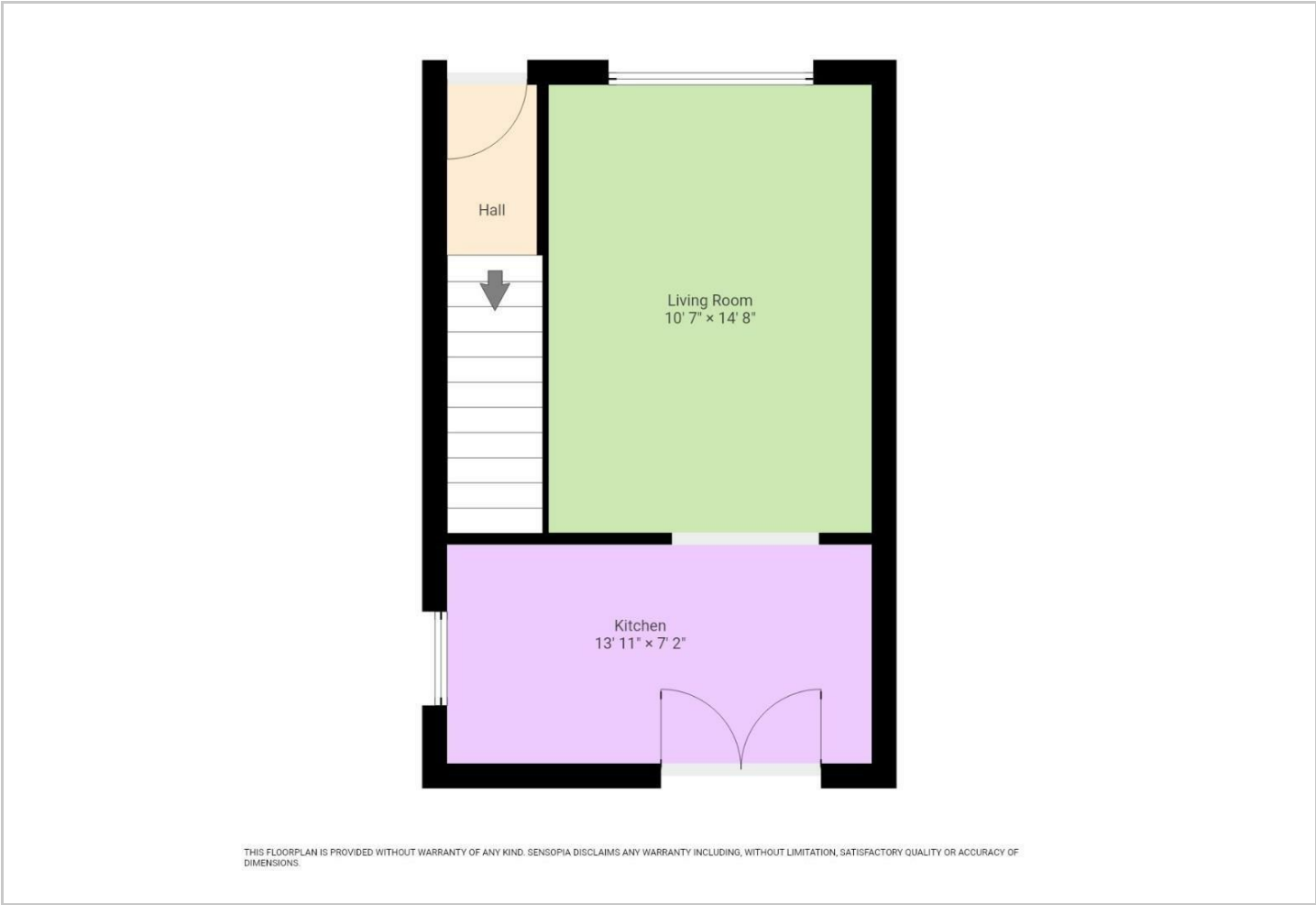
Hybrid Map



Terrain Map



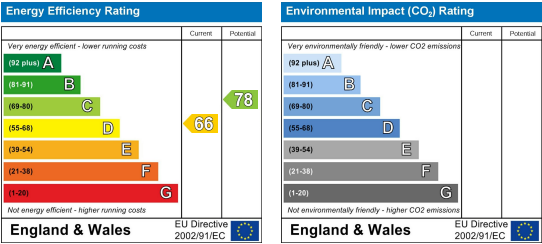
Floor Plan



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.