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HERE TO GET *you* THERE



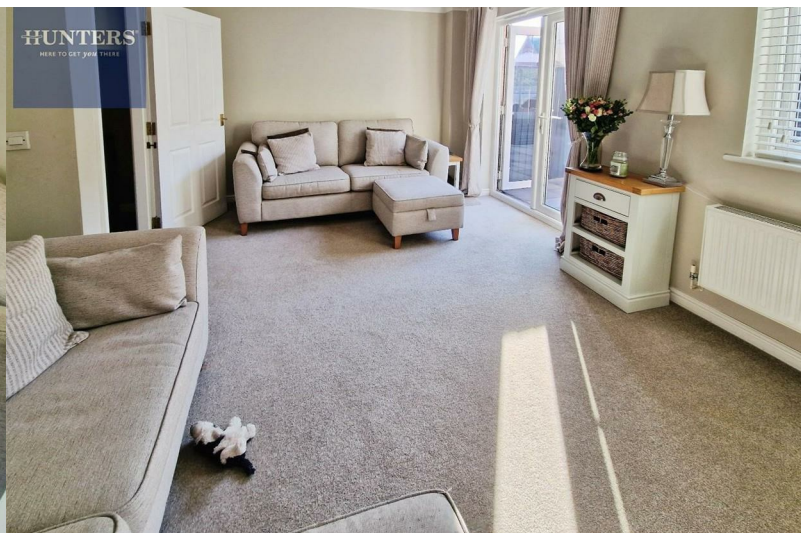
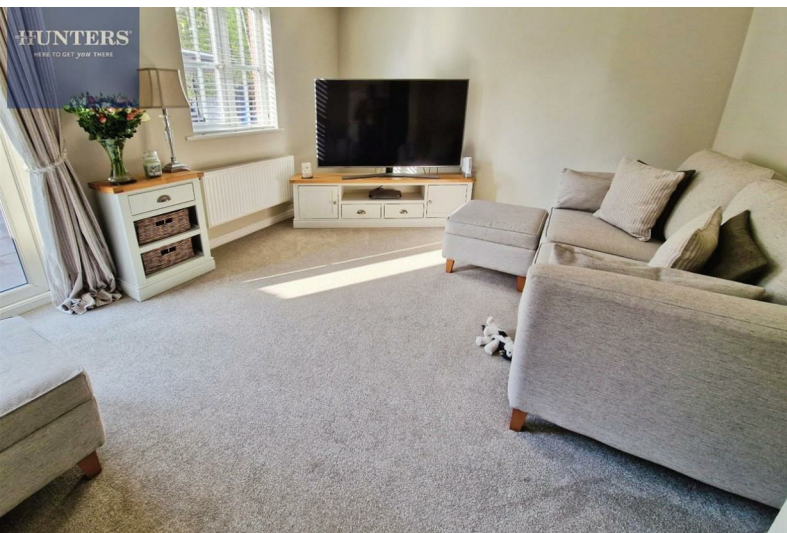
Waldsassen Road

Pencoed, Bridgend, CF35 5LW

£265,000

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Council Tax: D



7 Waldsassen Road

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£265,000



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.

Hallway

Hall with carpets, skimmed walls and ceilings coved, composite front door with glazed panels, stairs to first floor, open under stairs, doors to :

Cloakroom

Laminate effect flooring, skimmed / tiled walls and skimmed ceilings, central light fitting, window to front, wc and sink, radiator.

Lounge

16'2" x 11'7" (4.93m x 3.53m)

with carpets, skimmed walls & ceilings with coving, window and French doors to rear, two radiators, spot light fitting.

Kitchen Dining

14'7" x 9'3" (4.45m x 2.82m)

Tiled flooring, skimmed walls and ceilings, central lights, beech fitted kitchen units and bases with granite effect worktops, integral appliances including electric oven, gas hob and hood, wall mounted boiler in corner cupboard, bay window to front.

Landing

Carpeted stairs and landing with wooden banister, skimmed walls and ceilings which are coved, central light fitting, wood staircase with spindles, storage cupboard panel doors to:

Bedroom 2

11'1" x 9'6" (3.38m x 2.90m)

Found at rear with carpets, skimmed walls and ceilings coved, window to rear views, radiator, central light fitting, built in double wardrobe.

Bedroom 3

10'5" x 9'6" (3.18m x 2.90m)

Found at front with carpets, skimmed walls and ceilings coved, window to front views, radiator, central light fitting, built in double wardrobe.

Bedroom 4

7'9" x 6'8" (2.36m x 2.03m)

Carpets, skimmed walls and ceilings coved, windows to front, radiator, central light fitting.

Bathroom

6'7" x 5'6" (2.01m x 1.68m)

family bathroom, laminate effect flooring, skimmed walls and ceilings, central lighting, 3 piece white suite wc and sink and bath with shower attachment, radiator.

Landing 1

Carpeted stairs and landing with wooden banister, skimmed walls and ceilings, central light fitting, radiator.

Master Bedroom

20'5" x 10'7" (at widest) (6.22m x 3.23m (at widest))

Found on top with laminate flooring, skimmed walls and ceilings with central lighting, glazed window to front and skylight to rear, radiator, built in wardrobes, door to ensuite:

Ensuite

With tile flooring and skimmed / tiled walls, skimmed ceilings with spot lighting, wc and sink, quadrant shower cubicle with glass screen and thermostatic shower, window to front, radiator.

Gardens

Enclosed West facing rear garden with patio against house and rear lawn with some borders, purpose built bar in rear corner to stay, side gated and covered access.

Front enclosed garden with chipped areas and central path to front door, two allocated parking spaces.



Road Map



Hybrid Map



Terrain Map



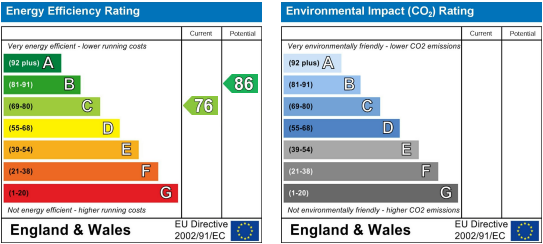
Floor Plan



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.