

HUNTERS®

HERE TO GET *you* THERE



Heol Croesty

Pencoed, CF35 5LU

£280,000



Council Tax: D



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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.

HALLWAY

entered through Upvc front door with side panel, with laminate flooring, skinned walls and ceilings and central lighting, stairs to attic room, radiator, utility cupboard with plumbing, doors to:

LOUNGE / DINING

30'4" x 19'6" (at widest I shape) (9.25m x 5.94m (at widest I shape))

L Shaped room with laminate flooring, skinned walls and ceilings with coving and central lighting, two windows to front and door and window to rear, three radiators, open arch to kitchen at rear and stairs to first floor.

KITCHEN

9'11" x 9'3" (3.02 x 2.82)

with laminate flooring, skinned walls and ceilings with central lighting. Selection of base and wall units in gloss white with compact laminate worktops with breakfast bar extension, tiled splash back, sink & drainer, halogen hob with hood and electric oven and microwave and integral dishwasher, window to rear.

BEDROOM (downstairs)

13'0" x 13'0" (3.96 x 3.96)

found at rear of extension, with laminate flooring, skinned walls, textured ceilings with central lighting, window and door to rear, radiator

ATTIC ROOM

converted attic used for storage with lighting and velux window, laminate flooring and skimmed walls and ceilings.

LANDING

with carpets, papered walls and textured ceilings with central lighting, wood banister, airing cupboard with wall mounted boiler, doors to:

BEDROOM 1

16'0" x 9'6" (4.88 x 2.90)

with laminate flooring, skimmed walls and ceilings and central lighting, velux in ceiling, door to 3rd bedroom.

BEDROOM 2

12'6" x 9'1" (3.81 x 2.77)

with laminate flooring, skimmed walls and ceilings and central lighting, velux in ceiling, door to 3rd bedroom.

BEDROOM 4 (OFF BEDROOM 1&2)

12'1" x 11'9" (3.68 x 3.58)

with carpets, skinned walls and ceilings with central lighting, windows to front, radiator, door to wc and to bedroom 1&2

TOILET

found off rear bedroom 3, with laminate flooring, central lighting, 2 piece suite with wc and hand wash basin.

BATHROOM

10'3" x 6'9" (3.12 x 2.06)

with non slip flooring, tiled /skimmed walls and skinned ceilings with central lighting, 3 piece suite and separate wet room shower cubicle with electric shower, radiator.

GARDEN

enclosed rear garden with concrete ramps and area against house and rear chipped area.



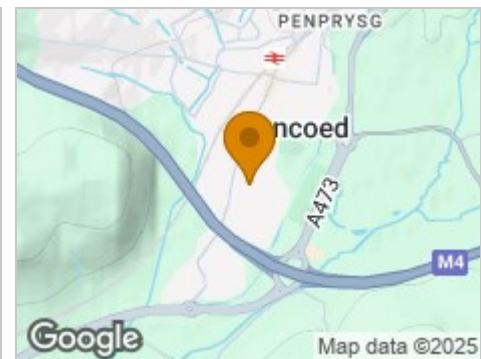
Road Map



Hybrid Map



Terrain Map



Floor Plan

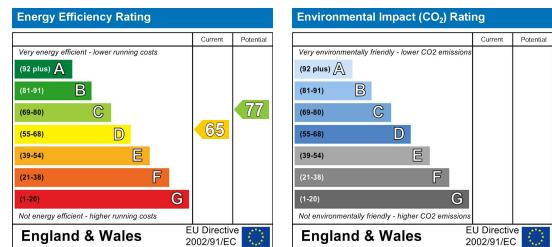


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Viewing

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.