

# HUNTERS®

HERE TO GET *you* THERE



## Wimborne Road Pencoed, Bridgend, CF35 6SG

Asking Price £275,000



Council Tax: C



# 40 Wimborne Road

Pencoed, Bridgend, CF35 6SG

Asking Price £275,000



## 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

entered through upvc front door with glass panel, with tiled flooring, skimmed walls and ceiling with coving and central lighting, stairs to first floor, doors to:

## Lounge

19'4" x 12'5" (at widest) (5.89m x 3.78m (at widest)) with laminate flooring, skimmed walls and ceiling with coving and central lighting, two radiators, window to front and French doors rear, under stair cupboard.

## Kitchen Dining

19'1" x 9'4" (5.82m x 2.84m )

With tile effect flooring, skimmed walls and ceiling which is coved with central and spot lighting, upright radiator. Fitted kitchen with a selection of base and wall units in blue shaker style with compressed quartz worktops, integral sink & drainer, electric oven, 5 burner induction hob and hood, window to front and rear, door to rear utility.

## Utility

10'1" x 9'10" (3.07m x 3.00m )

with tile effect flooring, skimmed walls and ceiling which are coved with central lighting, wall unit in grey with granite effect worktops, plumbing for washing machine & dishwasher, wall mounted boiler 18 months old.

## Cloakroom

with tile effect flooring, skinned walls and ceiling which are coved with central lighting, wc, wash basin, window to rear.

## Landing

with carpets, skinned walls and ceilings which are coved with central lighting, wood banister with spindles, window to rear, doors to:

## Bedroom 1

12'7" x 10'2" (3.84m x 3.10m)

with carpets, skinned walls and ceiling which is coved with central lighting, radiator, window to front, built in wardrobes along one wall.

## Bedroom 2

12'1" x 10'2" (3.68m x 3.10m)

with carpets, skinned walls and ceiling with central lighting, radiator, window to front.

## Bedroom 3

9'1" x 8'10" (2.77m x 2.69m)

with carpets, skinned walls and ceiling with central lighting, radiator, window to rear.

## Bathroom

9'10" x 8'10" (3.00m x 2.69m)

With tile effect flooring, skinned walls and ceiling with spot lighting, 3-piece suite comprising bath, hand basin and WC, separate double shower cubicle with thermostatic waterfall shower and glass screen, window to rear, radiator.

## Garden

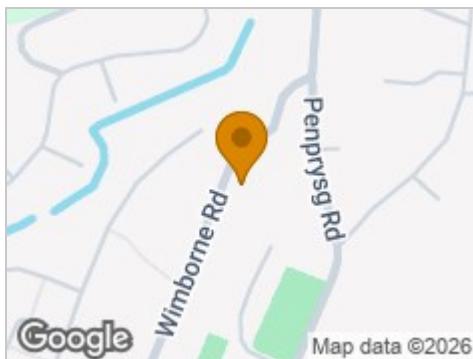
Front enclosed garden which is block paved.

Enclosed rear garden which is 90ft in length, patio area against the rear of the property with side access, steps up to the a central lawn area, rear chipped area. Selection of mature beds and trees around the garden.

purpose built cedar clad insulated home office/cinema room with power, lighting & heating, French doors with side panels to front.



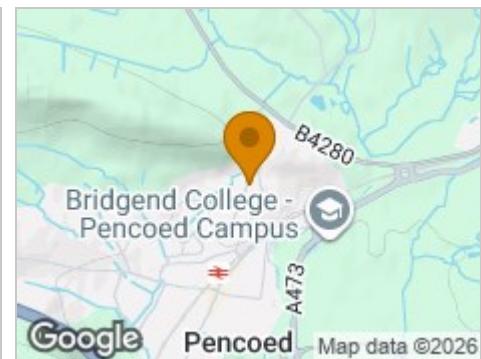
## Road Map



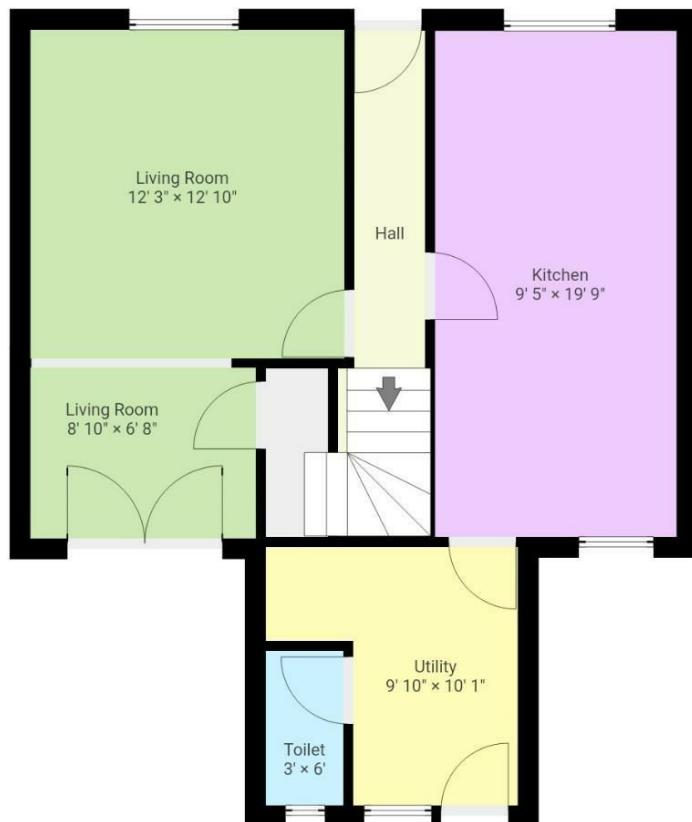
## Hybrid Map



## Terrain Map



## Floor Plan

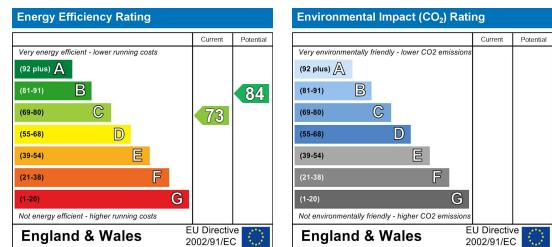


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.