

# HUNTERS®

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## Wimborne Road

Pencoed, Bridgend, CF35 6SH

£315,000



Council Tax: D

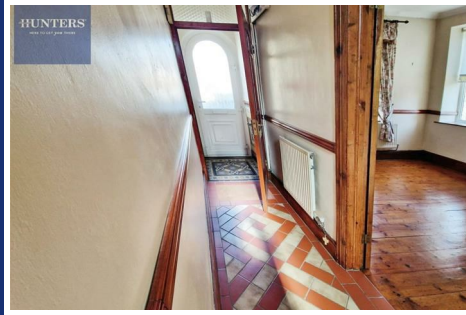




# 1 Wimborne Road

Pencoed, Bridgend, CF35 6SH

£315,000



## 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 Centre, which offers a range of activities for all ages. Additionally, there are several cosy 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 mosaic tiled flooring, original tiled / papered walls and ceilings with central lighting front door with glazed panel, secondary wood glazed door into main hall. Hall with tiled flooring, skimmed walls with dado and ceilings with central lighting, radiator, stairs to first floor doors to:

## Lounge / Dining

20'5" x 10'5" (6.22m x 3.18m )

with carpets, skimmed walls and ceilings with coving and central lighting, window to front and French doors to conservatory, two radiator, wood fire surround with cast iron insert and granite hearth.

## Reception

10'9" x 10'2" (3.28m x 3.10m )

with varnished floorboards, skimmed walls and ceilings with coving and central lighting, window to front and side, radiator, open bricked fireplace with oak mantle.

## Kitchen

9'10" x 9'3" (3.00m x 2.82m)

with tiled flooring, skimmed walls and ceilings which are coved with central lighting, radiator, selection of base and wall units in light beech with granite effect worktops with tiled back splash, sink & drainer with mixer tap, window to side and to rear, door into conservatory.

Tel: 01656 856118

### Conservatory

21'8" x 8'3" (6.60m x 2.51m)

Lean too style conservatory with tiled flooring, with dwarf walls and French doors to rear, frosted correx roof, side lighting, storage cupboard and wc to end.

wc off conservatory with tiled flooring, wc and sink.

### Landing

with carpets, skimmed walls and ceilings with central lighting, window to rear, wood banister with spindles, attic access, airing cupboard, doors to:

### Bedroom 1

13'3" x 10'11" (4.04m x 3.33m )

with carpets, skimmed walls and ceilings with central lighting, two windows to front and a third to the side, radiator.

### Bedroom 2

11'1" x 10'11" (3.38m x 3.33m )

with carpets, skimmed walls and ceilings with central lighting, window to front.

### Bedroom 3

9'2" x 8'4" (2.79m x 2.54m )

with varnished floorboards, skimmed walls and ceilings with central lighting, window to rear.

### Bathroom

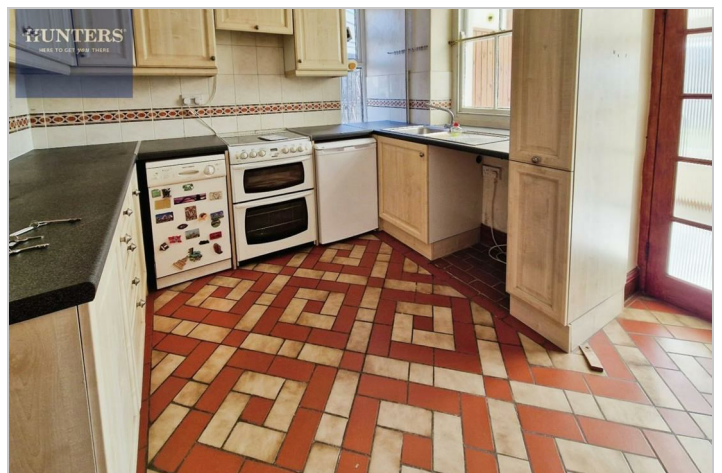
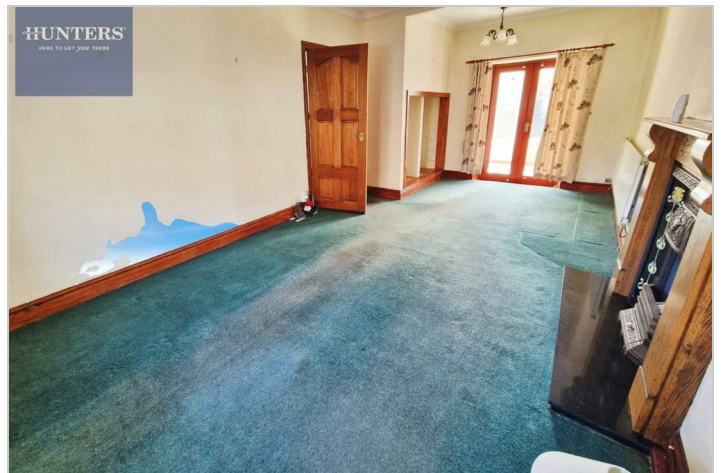
10'3" x 6'11" (3.12m x 2.11m )

with tiled flooring and walls and skimmed ceilings with central lighting, 3 piece suite wc and bath, sink and built into vanity storage, separate shower cubicle thermostatic shower and glass screen, window to side and rear, radiator.

### Gardens

The property is set on a larger than average plot with patio across the back of the property dropping down to a large lawn area with mature borders with trees and bushes. Block built storage shed with side access, single garage to side with chipped driveway, enclosed with stone wall to sides and rear with fencing on top.

Enclosed front garden which is blocked paved with stone walls and iron railings and gates.





Road Map



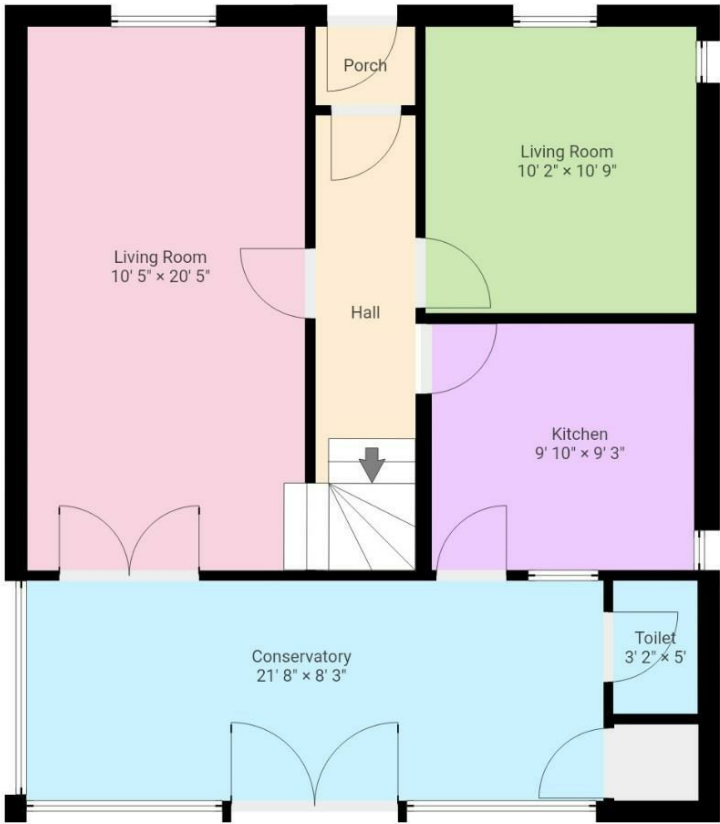
Hybrid Map



Terrain Map



Floor Plan

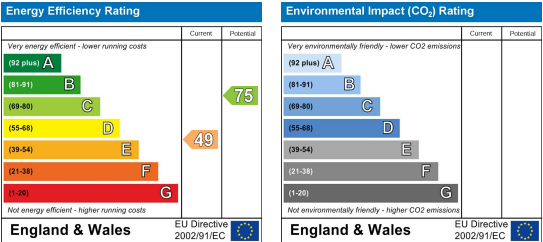


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Viewing

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.