

# HUNTERS®

HERE TO GET *you* THERE



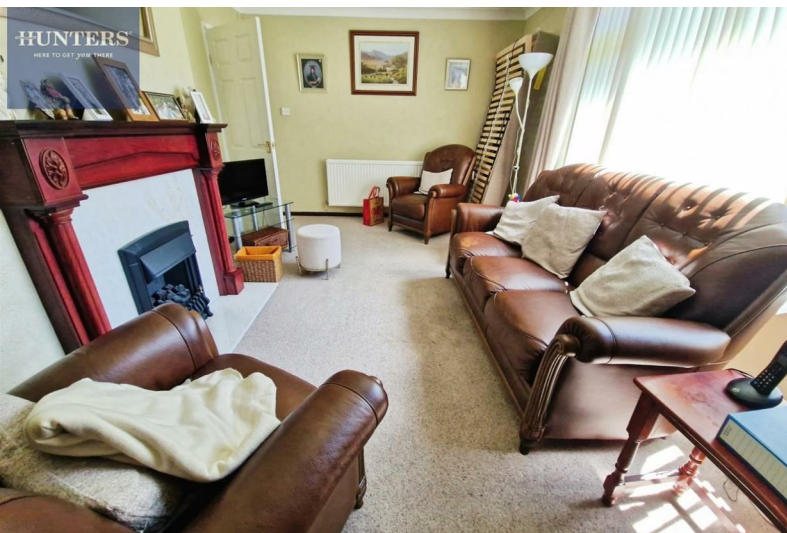
## Bryn Pobydd

Pencoed, Bridgend, CF35 6SN

Offers In Excess Of £200,000

 3  1  null  D

Council Tax: C

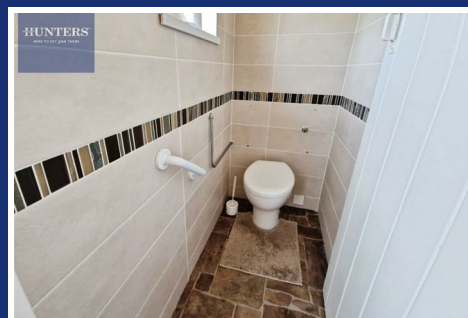




# 10 Bryn Pobydd

Pencoed, Bridgend, CF35 6SN

Offers In Excess Of £200,000



## 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.

Pencoed's community spirit, combined with its practical amenities and scenic beauty, make it a delightful place to call home. Whether you're a professional commuter, a family seeking good schools, or someone who appreciates the great outdoors, Pencoed has something to offer for everyone.

## Hallway

with laminate flooring, skimmed walls and ceiling which are coved with central lighting, radiator, stairs to first floor doors to;

## Lounge

17'7" x 10'1" (5.36m x 3.07m )

with laminate flooring, skimmed walls and textured ceilings which are coved with central lighting, window to rear, radiator, wood fire surround with marble hearth and back panel.

## Kitchen

15'10" x 10'1" (at widest) (4.83m x 3.07m (at widest))

with tiled flooring, papered walls and skimmed ceilings with central lighting, radiator. Selection of base and wall units in pine shaker style with beech effect worktops, integral sink & drainer, door to rear hallway, window to front.

## Utility / Kitchen

off rear hallway utility with vinyl flooring, skimmed

walls and ceilings with central lighting, selection of base and wall units in oak shaker style with oak effect worktops, window to rear.

#### WC

with vinyl flooring, tiled walls and skimmed ceilings with central lighting, window to rear.

#### Landing

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

#### Bedroom 1

12'8" x 10'9" (3.86m x 3.28m )

with carpets, skimmed walls and textured ceilings which are covered with central lighting, windows to rear, radiator.

#### Bedroom 2

10'9" x 10'3" (3.28m x 3.12m )

with carpets, skimmed walls and ceilings which are covered with central lighting, windows to rear, radiator, built in wardrobe.

#### Bedroom 3

9'7" x 8'7" (2.92m x 2.62m )

with carpets, skimmed walls and ceilings which are covered with central lighting, window to front, radiator.

#### Bathroom

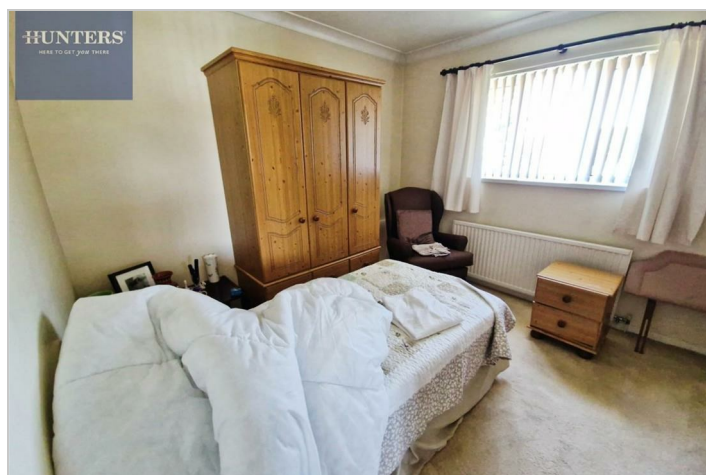
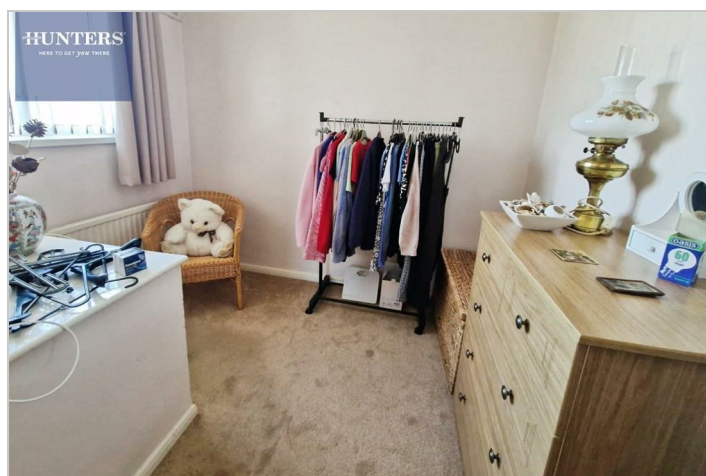
7'1" x 6'7" (2.16m x 2.01m )

with vinyl flooring and tiled walls with clad skimmed ceilings and central lighting, 3 piece suite wc and sink and bath and electric shower, window to side, radiator,

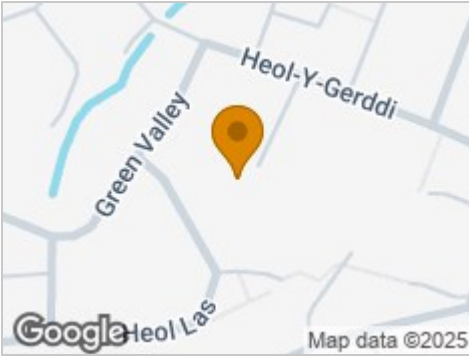
#### Gardens

Corner plot with wrap around gardens mostly grass to rear with concrete path against house and leading to two sheds, side gated access.

Front enclosed garden which is blocked paved allowing for two parking spaces with front gated access.



Road Map



Hybrid Map



Terrain Map



Floor Plan

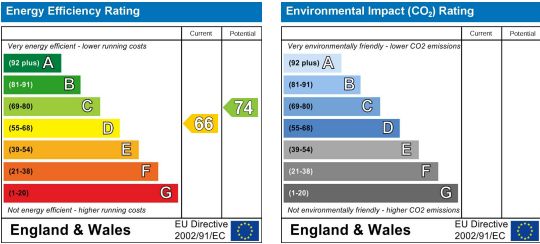


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.