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Swn-Y-Nant

Pencoed, Bridgend, CF35 6JF

£245,000



This three-bedroom semi-detached house is for sale in Pencoed, near Bridgend, and is neutrally decorated throughout. The property offers one reception room, a kitchen and one bathroom, providing a practical layout for everyday living. Outside, there is parking, a single garage and a south-facing garden, offering outdoor space for relaxation and recreation.

The house is in a residential area of Pencoed with access to local amenities including shops, cafés and everyday services in the town centre. There are nearby schools serving primary and secondary ages, making the location suitable for buyers seeking education options within the locality. Green spaces and local walking routes are available in and around Pencoed, including access to parks and countryside paths.

Pencoed railway station provides services to Cardiff and Bridgend, with typical journey times of around 20–25 minutes to Cardiff and under 10 minutes to Bridgend, offering regular connections for commuting or leisure. Road links via the M4 are also accessible for travel towards Swansea and Cardiff. This property may appeal to first-time buyers looking for a home in a location with public transport links, schools and local facilities within reach. The council tax band for this property is C.



Hallway

with laminate flooring, skimmed walls and ceiling which is covered with central lighting, front door with side panel, stairs to first floor, door to:

Lounge 13'4" x 12'00" (at widest) (4.06m x 3.66m (at widest))
With laminate flooring, skimmed walls & ceiling which is covered with spot light fittings, radiator, power & tv points, window to front and open arch to dining.

Dining 10'11" x 8'0" (3.33m x 2.44m)

With laminate flooring, skimmed walls & ceiling which is covered with spot light fittings, radiator, French doors to rear and open arch to lounge.

Kitchen 10'6" x 8'4" (3.20m x 2.54m)

Tiled flooring, skimmed walls & ceiling with spot light fittings, selection of base and wall units in cream with oak carcass, grenite effect worktops and matching backsplash, sink and drainer with mixer tap, built in electric oven, halogen hob and extractor, window to rear garden and door to side.

Landing

with carpets, skimmed walls and ceiling with spot lighting, wood bannister, attic access, airing cupboard, doors to:

Bedroom 1 10'7" x 10'9" (at widest) (3.23m x 3.28m (at widest))

with carpets, skimmed walls and papered ceiling which is covered with central lighting, window to front, radiator, built in wardrobes with sliding doors to one wall.

Bedroom 2 9'6" x 10'5" (at widest) (2.90m x 3.18m (at widest))
with carpets, skimmed walls and papered ceiling which is covered with central lighting, window to rear, radiator.

Bedroom 3 8'2"x 6'11" (at widest) (2.49mx 2.11m (at widest))
with carpets, skimmed walls and papered ceiling which is covered with central lighting, window to front, radiator, built in cupboard of head of stair.

Bathroom 6'10" x 5'7" (2.08m x 1.70m)

with vinyl flooring and marble effect walls with clad ceilings and spot lighting, radiator, wc and sink set into vanity storage, bath with electric shower and glass screen window to rear.

Gardens

Enclosed front garden with concrete driveway extending to the side of the house to and to garage, front lawn.

Double length single extended garage with electric roller shutter to front, power and lighting, with vehicle inspection pit, side door access from rear garden,

Enclosed South facing rear gardenwith patio against the property leading to rear lawn, gated side access.

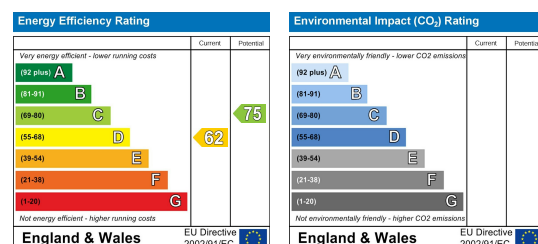
Area Map



Floor Plans



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.

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