

HUNTERS[®]

HERE TO GET *you* THERE

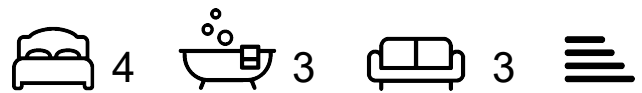
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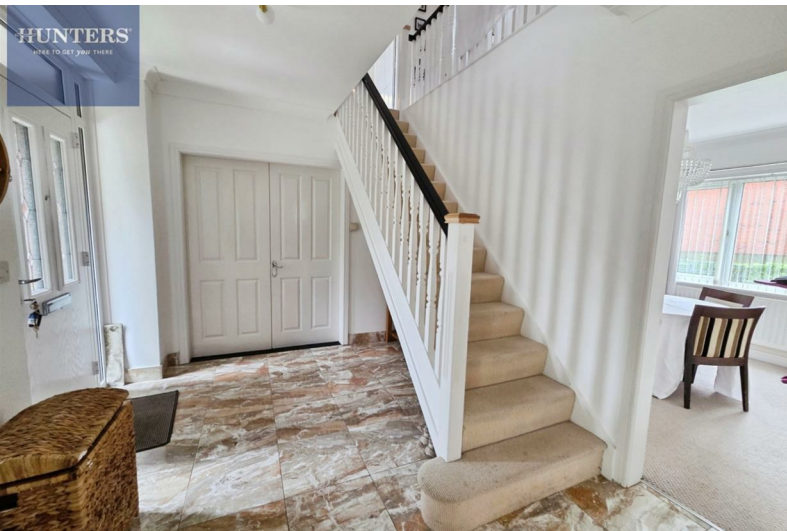
Brook Vale

Pencoed, Bridgend, CF35 6LS

£475,000



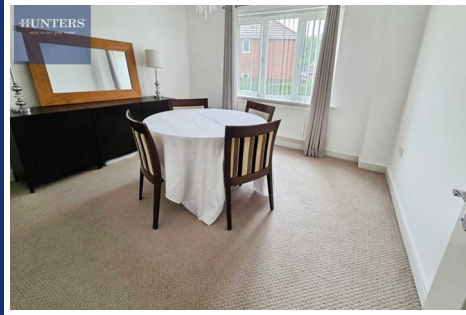
Council Tax: F



2 Brook Vale

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£475,000



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 tiled flooring, skimmed walls and ceilings with central lighting, composite front door with side panel, radiator, stairs to first floor, coat cupboard, doors to:

Cloakroom

off hallway with tiled flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Lounge

20'7" x 12'7" (6.27m x 3.84m)

with laminate flooring, skimmed walls and ceiling which is covered with central light fitting, two radiators, window to front and French doors to rear.

Dining

11'4" x 10'1" (3.45m x 3.07m)

with carpets, skimmed walls and ceiling which is covered with central light fitting, window to rear.

Reception Room

11'1" x 6'8" (3.38m x 2.03m)

with laminate flooring, skimmed walls and ceiling with central light fitting, window to front.

Kitchen

14'0" x 10'8" (4.27m x 3.25m)

with tiled flooring, skimmed walls and ceilings with central lighting, radiator, selection of base and wall units in light oak shaker style with granite effect worktops, electric oven & grill, gas hob with extractor, integral dishwasher & fridge freezer, one and half bowl sink with mixer tap, radiator, windows to side and rear, door to utility.

Utility

7'6" x 5'0" (2.29m x 1.52m)

with tiled flooring, skimmed walls and ceiling with central lighting, base and wall units to match kitchen with granite effect worktops, integral sink and drainer, plumbing for washing machine, radiator, wall mounted boiler, door to side.

Landing

with carpets, skimmed walls and ceiling with central lighting,

wood banister with spindles, attic access, airing cupboard, doors to:

Master Bedroom

14'10" x 11'11" (4.52m x 3.63m)

with carpets, skimmed walls and ceiling with central lighting, two windows to front, radiator, access to ensuite, built in wardrobes along one wall.

Ensuite

8'8" x 5'4" (2.64m x 1.63m)

with tiled flooring and walls with skimmed ceiling, spot lighting, wc and sink which is built into vanity storage, separate shower cubicle with thermostatic shower and glass screen, black towel radiator, window to front.

Bedroom 2

13'3" x 10'6" (4.04m x 3.20m)

with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator, access to ensuite, built in wardrobes and dressing table along one wall.

Ensuite 2

with tiled flooring and walls, skimmed ceiling with spot lighting, wc and sink with separate shower cubicle with thermostatic shower and glass screen, radiator, window to rear.

Bedroom 3

11'6" x 11'1" (3.51m x 3.38m)

with laminate flooring, skimmed walls and ceilings with spot lighting, window to front, radiator.

Bedroom 4

12'8" x 8'9" (3.86m x 2.67m)

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

Bathroom

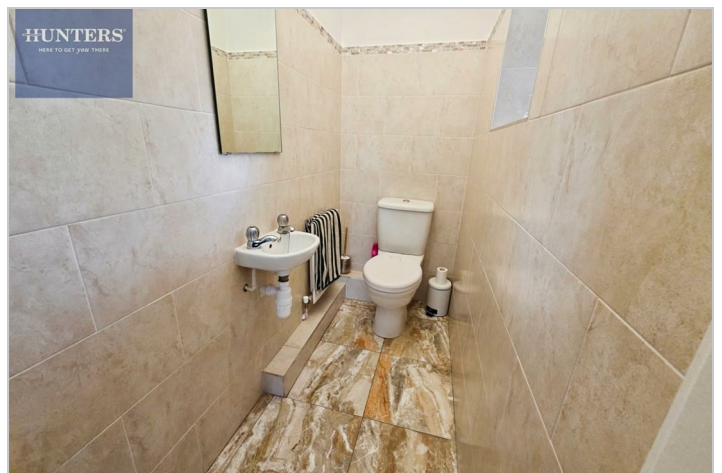
8'2" x 7'9" (2.49m x 2.36m)

with tiled flooring and walls, skimmed ceilings with spot lighting, 4 piece suite wc, bidet, sink and bath with mixer shower attachment, radiator, window to rear.

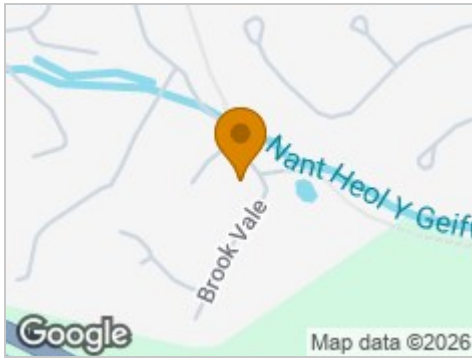
Gardens

Enclosed front garden with driveway for 3-4 vehicles, grass to front of the house with some borders.

Enclosed rear garden with large patio area against house leading to a large grass area with path to garage side door, selection of trees and bushes, side access to both sides. Detached double garage with concrete floors, power and lighting, two up and over front doors, side door and window into garden.



Road Map



Hybrid Map



Terrain Map



Floor Plan

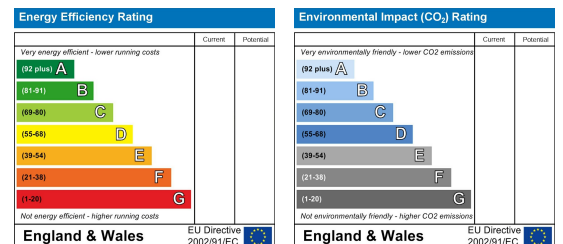


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Viewing

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.