

HUNTERS[®]

HERE TO GET *you* THERE



Belmont

Pencoed, CF35 6PF

£275,995



Council Tax: C



4 Belmont

Pencoed, CF35 6PF

£275,995



General

Found on the outskirts of 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.

Kitchen

15'1" x 8'10" (at widest) (4.60m x 2.69m (at widest)) found at front of property with laminate flooring, skimmed walls and ceiling with spot lighting, grey gloss fitted kitchen with oak effect worktops, integral appliances to include oven, gas hob and hood, microwave, fridge and freezer, washing machine and dishwasher, window to side and front with a composite entrance door.

Hallway

with laminate flooring, skimmed walls with and ceilings with central lighting, radiator, stairs to first floor, doors to:

Living Room

16'10" x 10'8" (5.13m x 3.25m) with carpets, skimmed walls and ceilings with central lighting, bay window to front, two radiators.

Reception / Bedroom 4

11'9" x 10'0" (3.58m x 3.05m) with carpets, skimmed walls and ceiling with central lighting, French doors to rear, radiator.

Bedroom (downstairs)

9'10" x 8'7" (3.00m x 2.62m) with laminate flooring, skimmed walls and ceiling with central lighting, window to rear, radiator, built in storage under stair.

Bathroom

6'2" x 5'8" (1.88m x 1.73m)

with tiled flooring and walls, skimmed ceiling with central lighting, chrome towel radiator, wc and sink, bath with over bath electric shower and glass screen, window to side.

Landing

with carpets, skimmed walls and ceiling with central lighting, wood banister with spindles, doors to:

Master Bedroom

11'9" x 9'1" (3.58m x 2.77m)

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

Ensuite

5'11" x 5'11" (1.80m x 1.80m)

with tiled flooring and walls, skimmed ceiling with central lighting, chrome towel radiator, wc and sink, shower area with electric shower and glass screen.

Bedroom 2

11'8" x 8'7" (3.56m x 2.62m)

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

Attic room

With carpets, skimmed walls and ceiling with central lighting, wall mounted boiler, two sklights in ceiling.

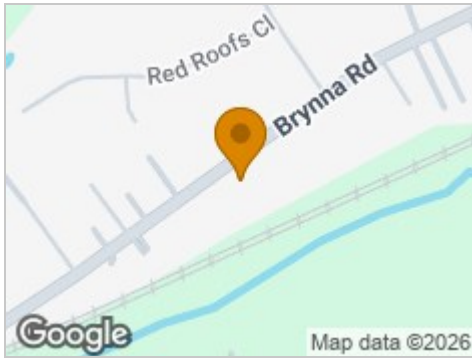
Gardens

Large South facing garden with decked terrace against the back of the property, stepping down to a secondary decked terrace with further lower chipped tier.

Front garden with concrete driveway extending to the side of property, to the front of the house there is a chipped area with some mature borders.



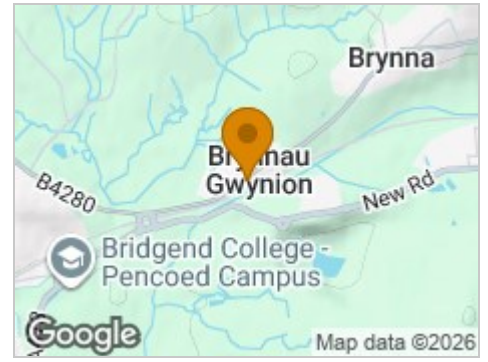
Road Map



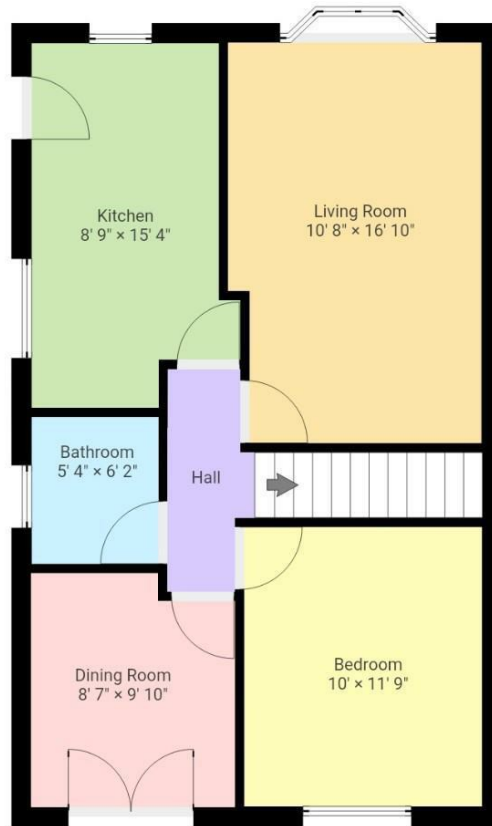
Hybrid Map



Terrain Map



Floor Plan

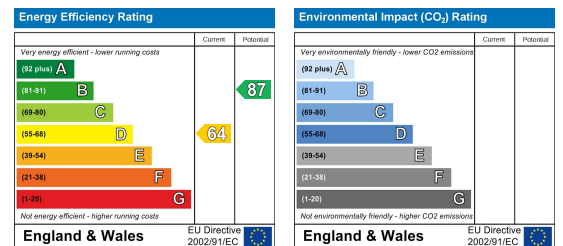


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.