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Wimborne Road

Pencoed, Bridgend, CF35 6SG

Asking Price £265,000

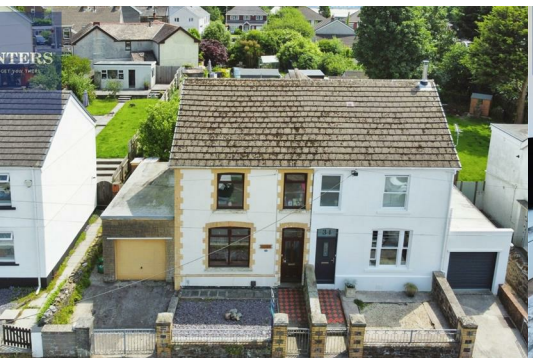
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This three-bedroom semi-detached house in Pencoed, Bridgend is **for sale** and offers accommodation suitable for families and first time buyers. The ground floor comprises lounge / dining and kitchen, with a layout that supports everyday living and dining. Upstairs, there are three bedrooms and one bathroom. The property also benefits from a garden, parking and a single garage, as well as being in Council Tax Band C.

The house is situated in an urban area of Pencoed with access to local amenities including shops, cafés and everyday services in the town centre. Nearby schools in Pencoed and the wider Bridgend area provide options for primary and secondary education.

Pencoed railway station offers services to Cardiff, Bridgend and Swansea. Typical journey times are around 20–25 minutes to Cardiff Central and under 10 minutes to Bridgend, making the location practical for commuters. Road links are available via the M4 corridor, giving access to Cardiff and Swansea by car.

Local parks and green spaces in and around Pencoed provide opportunities for walking and recreation, while Bridgend town centre offers a wider range of retail and leisure facilities within a short drive.







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 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.

Hallway
entered through upvc front door with glass panel, with wood block flooring, skimmed walls and papered ceiling and central lighting, stairs to first floor, doors to:

Lounge dining 23'9" x 13'2" (at widest) (7.24m x 4.01m (at widest))
with laminate flooring, skimmed walls and ceiling and central lighting, two radiators, window to front and rear.

Kitchen 17'2" x 10'0" (5.23m x 3.05m)
With tiled flooring, skimmed walls and ceiling with central lighting, upright radiator. Fitted kitchen with a selection of base units in navy shaker style with marble effect worktops, integral sink & drainer, electric oven and halogen hob, window to side and rear, door to rear, understair storage.

Landing
with painted floorboards, skimmed walls and papered ceiling with central lighting, wood banister with spindles, doors to:

Bedroom 1 12'00" x 10'1" (at widest) (3.66m x 3.07m (at widest))
with varnished floorboards, skimmed walls and ceiling which is coved with central lighting, radiator, window to front.

Bedroom 2 10'4" x 10'3" (3.15m x 3.12m)
with varnished floorboards, skimmed walls and ceiling which is coved with central lighting, radiator, window to front.

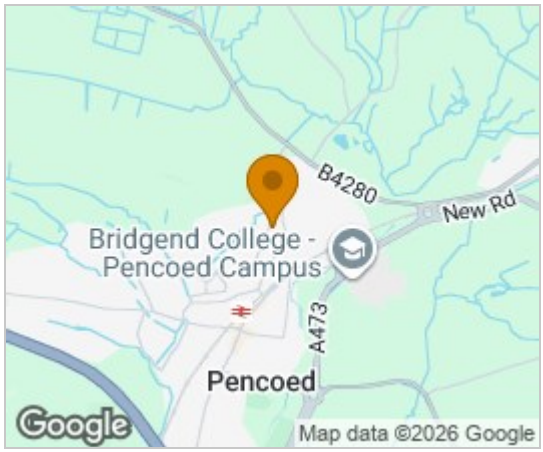
Bedroom 3 8'10" x 6'4" (2.69m x 1.93m)
with varnished floorboards, skimmed walls and ceiling which is coved with central lighting, radiator, window to front.

Bathroom 11'0" x 9'11" (3.35m x 3.02m)
With tile effect flooring, skimmed walls and ceiling with spot lighting, 3-piece suite comprising bath with thermostatic waterfall shower and glass screen, wc and hand wash basin built into vanity storage, window to rear, radiator.

Gardens
Front enclosed garden which is blocked paved path to front door, front area of slate chippings and concrete driveway for 1 car to single garage with up and over front door.

Enclosed rear garden with concrete patio area against the rear of the property with side access, steps up to the a central lawn area, rear block patio terrace, side gated access to front and rear access to garage. Selection of mature beds and trees around the garden, separate block shed.

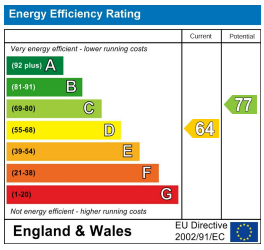
Area Map

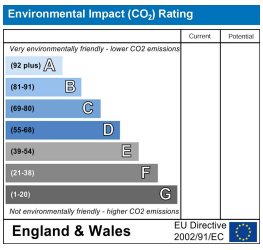


Floor Plans



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.
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