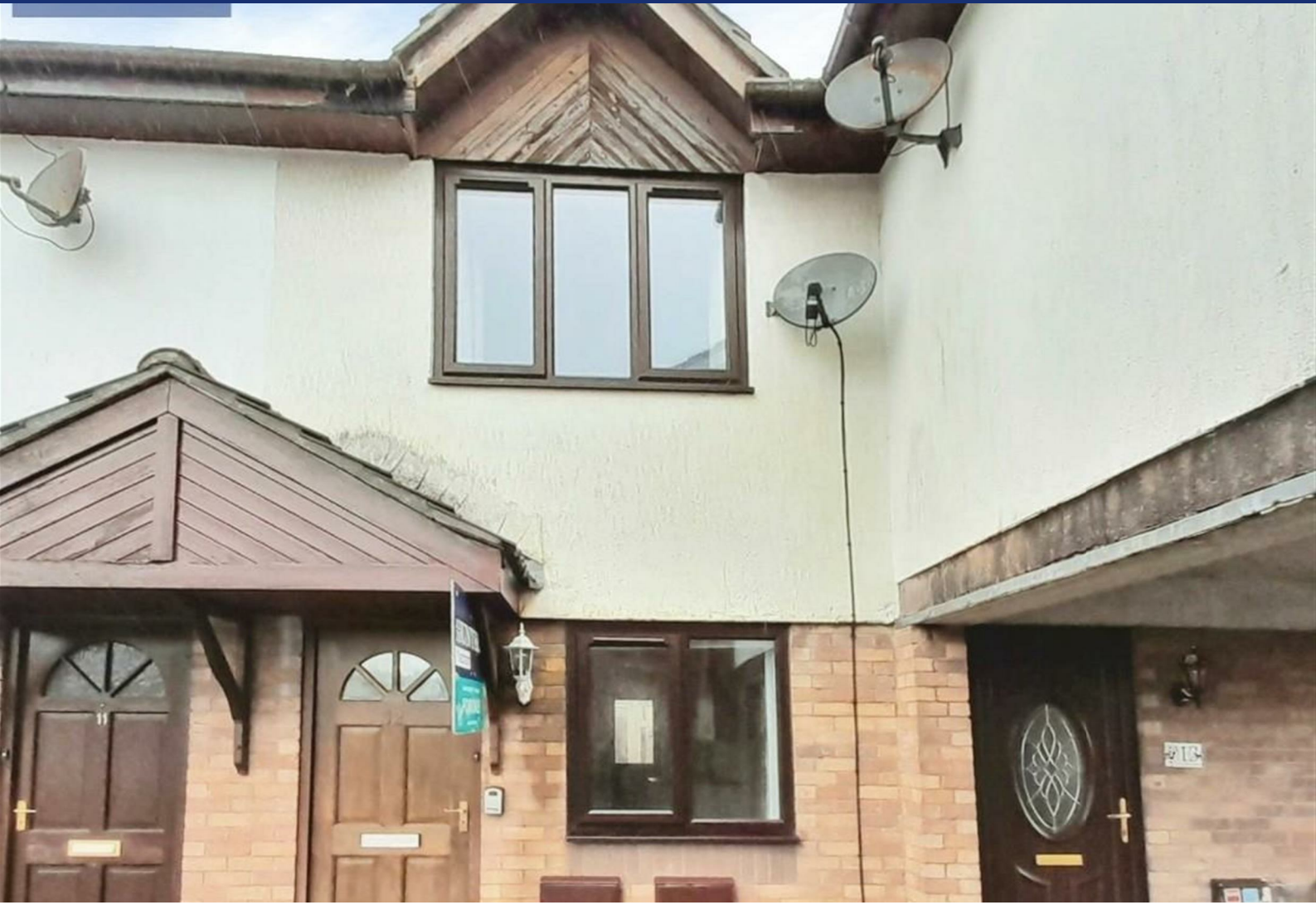


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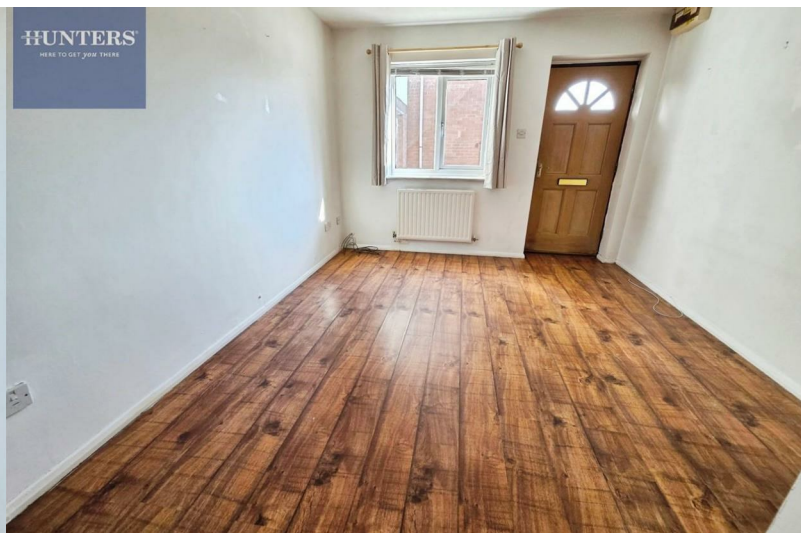
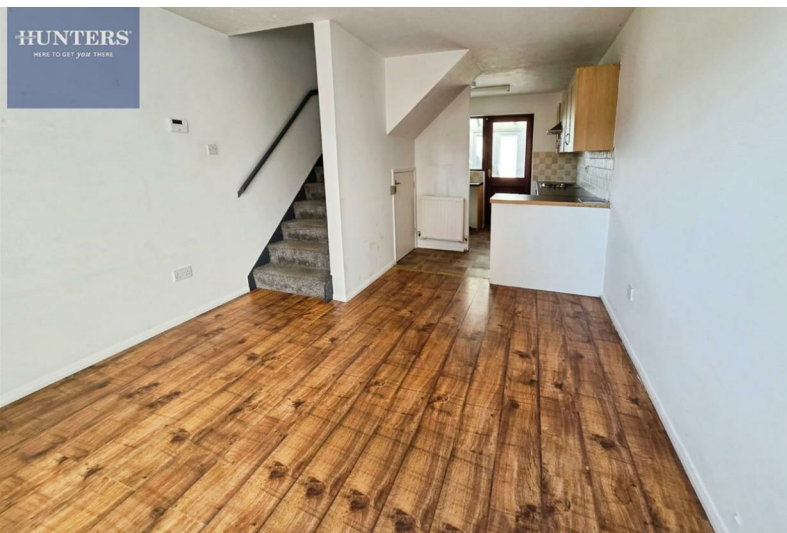
## Heol Bryncwtyn

Pencoed, Bridgend, CF35 5PX

Offers In Excess Of £130,000



Council Tax: B



# 12 Heol Bryncwtyn

Pencoed, Bridgend, CF35 5PX

Offers In Excess Of £130,000



## 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 library. 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.

## Lounge

17'6" x 10'8" (at widest) (5.33m x 3.25m (at widest)) with laminate flooring, skimmed walls and textured ceiling with central lighting, window to front and open to Kitchen.

## Kitchen

10'8" x 5'7" (3.25m x 1.70m) with wood effect flooring, skimmed walls with tiled back splash and textured ceiling with central lighting. Selection of base and wall units shaker beech with granite effect worktops, sink & drainer, integral electric oven, hob and hood, window and door to conservatory, radiator.

## Conservatory

9'7" x 9'3" (2.92m x 2.82m) Victorian style conservatory with laminate flooring, dwarf walls and correx roof with central lighting, French doors to rear.

## Landing

with carpets, skimmed walls and textured ceiling with central lighting, airing cupboard with wall mounted boiler, doors to:

## Bedroom

14'4" x 10'8" (at widest) (4.37m x 3.25m (at widest)) with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, built in wardrobes along one wall.

## Bathroom

7'11" x 5'8" (2.41m x 1.73m )

with laminate flooring and tiled / skimmed walls, textured ceiling with central lighting, 3 piece suite sink & wc, separate shower cubicle with glass screens and thermostatic shower, radiator, window to rear.

## Gardens

Enclosed rear gardens with patio against rear of property, central chipped area and rear block built shed with power and lighting.

Allocated parking space at end of the terrace.



