

# HUNTERS®

HERE TO GET *you* THERE



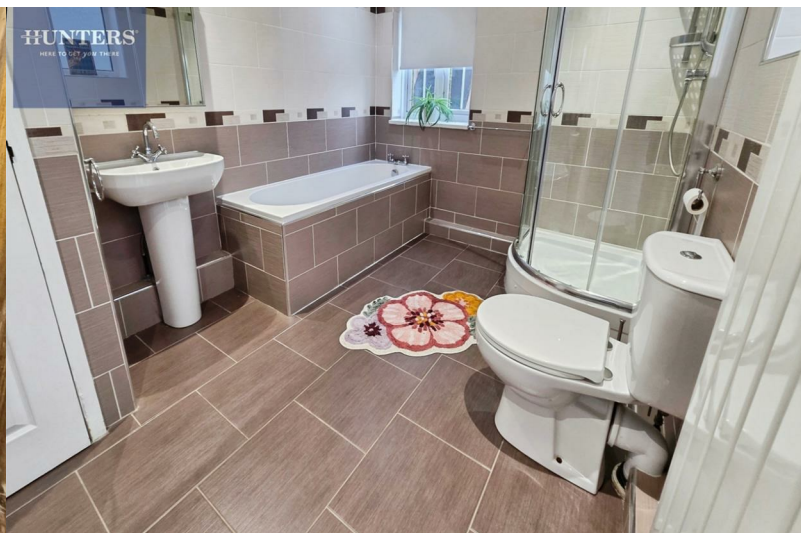
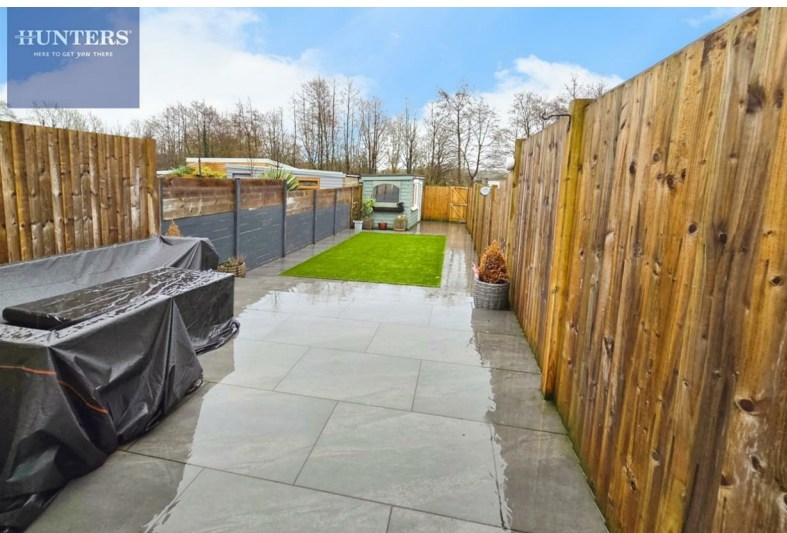
## Penybont Road

Pencoed, CF35 5PT

Asking Price £220,000



Council Tax: C





# 94 Penybont Road

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Asking Price £220,000



## 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

entered through composite front door, with tiled flooring, skimmed walls and ceiling which is coved with spot lighting, radiator, stairs to first floor and door to:

## Lounge dining

22'9" x 12'7" (6.93m x 3.84m)

with laminate flooring, skimmed walls and ceiling which is coved with central lighting, bay window to front, two radiators, separate wood burning stove set on slate hearth with oak mantle.

## Kitchen

11'6" x 9'0" (3.51m x 2.74m)

with tiled flooring, skimmed walls and textured ceiling with central & spot lighting. Selection of base and wall units in oak shaker style with granite effect worktops, integral appliances to include gas hob and electric oven and hood, integral sink & drainer, window to garden room.

Tel: 01656 856118

### Bathroom

11'1" x 8'1" (3.38m x 2.46m)

off garden room with tiled flooring and walls, smooth ceilings with spot lighting, 3 piece suite sink & wc and bath, separate shower cubicle with glass screens and thermostatic shower, upright radiator, window to rear, airing cupboard.

### Garden Room

19'8" x 5'7" (5.99m x 1.70m )

with laminate effect tiled flooring, skimmed walls and lantern correx roof, central lighting, radiator, window and door to rear.

### Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister with spindles, built in storage cupboard, doors to:

### Toilet

off hallway with laminate flooring, skimmed walls and ceiling which is coved with central lighting, window to rear, wc with built in hand wash basin.

### Bedroom 1

11'10" x 11'3" (3.61m x 3.43m )

with carpets, skimmed walls and ceilings with central lighting, two windows to front, radiator, built in storage along one wall.

### Bedroom 2

11'2" x 9'10" (3.40m x 3.00m)

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

### Bedroom 3

9'2" x 8'0" (2.79m x 2.44m )

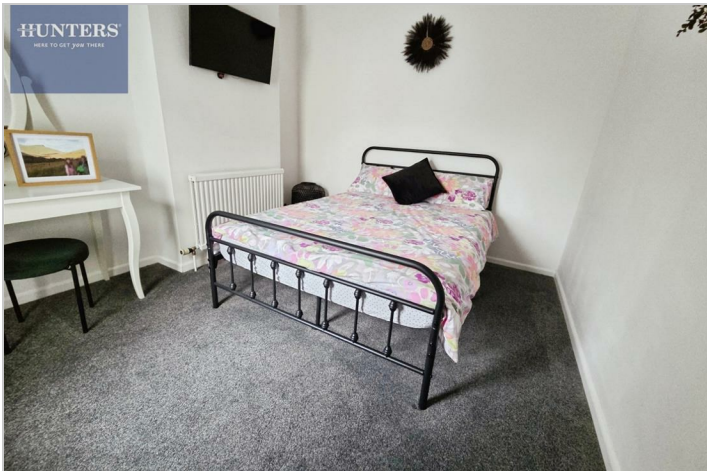
with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

### Gardens

South facing garden with patio at rear of property middle artificial lawn area and further patio to rear with rear lane gated access.

Purpose built out building with power and lighting, window and door for access.

Front enclosed garden with wall and gate access.



Road Map



Hybrid Map



Terrain Map



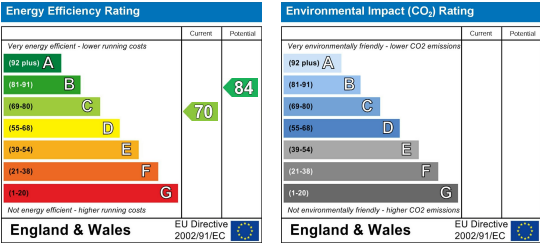
Floor Plan



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.