



## Hafod Las

Pencoed, Bridgend, CF35 5NB

£235,000



This well-presented 2-bedroom semi-detached bungalow is offered **\*\*for sale\*\*** in the popular town of Pencoed, near Bridgend. The property includes one reception room, a fitted kitchen, a bathroom, and two bedrooms, making it particularly suitable for downsizers seeking single-storey living. Externally, there is off-street parking, a single garage and a garden, providing useful outdoor and storage space.

The bungalow is well placed for local amenities in Pencoed, including shops, cafés and essential services along the town centre, which is a short distance away. Green spaces and walking routes are close by, offering opportunities for leisure and everyday exercise.

Public transport links are a notable benefit. Pencoed railway station provides services to Bridgend in around 10 minutes and to Cardiff Central in approximately 30–35 minutes, giving convenient access for commuting or leisure. Bus services also operate through the area, connecting surrounding villages and towns.

The property falls within Council Tax Band C. Overall, this semi-detached bungalow represents a practical and well-maintained option in a sought after location, with good access to local amenities, green spaces and public transport.



### Hallway (Front)

with carpets, papered walls and ceiling with central lighting, door to lounge.

### Lounge 15'00" x 10'7" (4.57m x 3.23m )

With carpets, papered walls & smooth ceiling which is covered with central light fittings, radiator, power & tv points, marble fireplace and hearth with gas fire, window to front.

### Kitchen 9'10" x 8'6" (at widest) (3.00m x 2.59m (at widest))

Vinyl flooring, skimmed walls and ceiling with central light fittings, selection of base and wall units beech with granite effect worktops, electric oven, gas hob and hood, sink and drainer with mixer tap, window and door to side, storage cupboard with wall mounted boiler (2 years old)

### Central Hallway

with carpets, papered walls and smooth ceiling with central lighting, attic access, doors into:

### Bedroom 1 15'0" x 9'3" (4.57m x 2.82m)

with carpets, papered walls and smooth ceiling which is covered, central light fittings, radiator, selection of matching built in wardrobes and drawers, window to rear.

### Dining / Bedroom 2 10'3" x 9'11" (3.12m x 3.02m)

with carpets, papered walls and smooth ceiling with central light fittings, radiator, patio doors to rear garden.

### Bathroom 6'5" x 5'7" (1.96m x 1.70m )

tilled flooring and walls with smooth ceiling, central lighting, WC and sink built into vanity walk in shower with thermostatic shower attachment and glass screen, radiator, window to side.

### Gardens

Front garden which is resin surface, driveway leading to single garage with up and over electric front door, two side windows and side door, power and lighting.

Large rear gardens with concrete patio area off the back of house. rear lawns with central concrete path, side gated access.

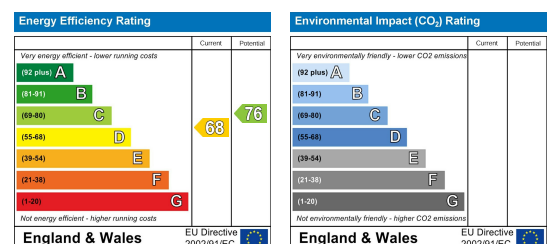
### Area Map



### 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. **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.

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