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Dol Afon

Pencoed, Bridgend, CF35 5PG

Asking Price £130,000

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Council Tax: A

21 Dol Afon

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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

Ground level porch at entrance hall with upvc front door, skimmed walls and ceiling, stairs to secondary door into main landing with carpets, skimmed walls and ceiling which is coved with central lighting, attic access, large storage cupboard, doors to:

Lounge

16'9" x 11'5" (5.11m x 3.48m)
with carpets, skimmed walls and textured ceiling which is coved with central lighting, radiator, window to front, wood fire surround with marble hearth and back panel with electric fire, large storage cupboard.

Kitchen

11'1" x 9'4" (3.38m x 2.84m)
with laminate flooring, skimmed walls and textured ceiling which is coved with central lighting, selection of base and walls units in cream with light oak effect worktops, radiator, window to rear.

Bedroom 1
13'4" x 11'5" (4.06m x 3.48m)
with carpets, skimmed walls and textured ceiling which is coved with central lighting, radiator, window to front

Bedroom 2
10'4" x 9'5" (3.15m x 2.87m)
with carpets, skimmed walls and textured ceiling which is coved with central lighting, radiator, window to rear, built in storage cupboard.

Bathroom
separate wc and bathroom, with vinyl flooring, tiled walls and textured ceilings with central lighting, 3 piece suite wc and sink, walk in shower with glass screen and electric shower, window to rear, radiator.

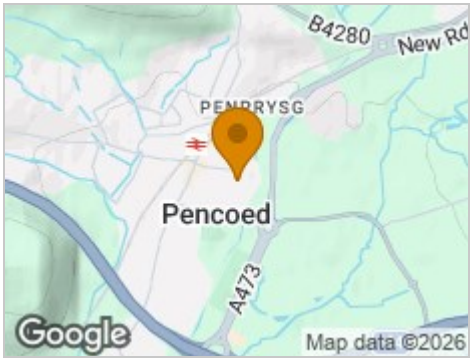
Gardens
large plot with concrete driveway to front leading to single integral garage with roller shutter front door.

Main garden is found to the side which is mostly grass with a central concrete path.

Road Map

Hybrid Map

Terrain Map



Floor Plan

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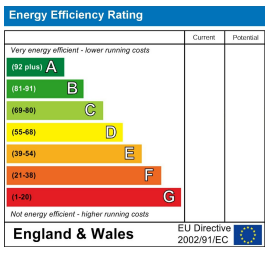
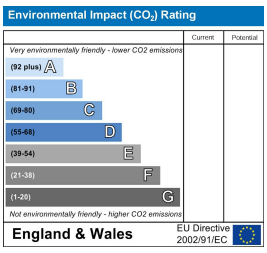
Viewing

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.
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