

HUNTERS[®]

HERE TO GET *you* THERE



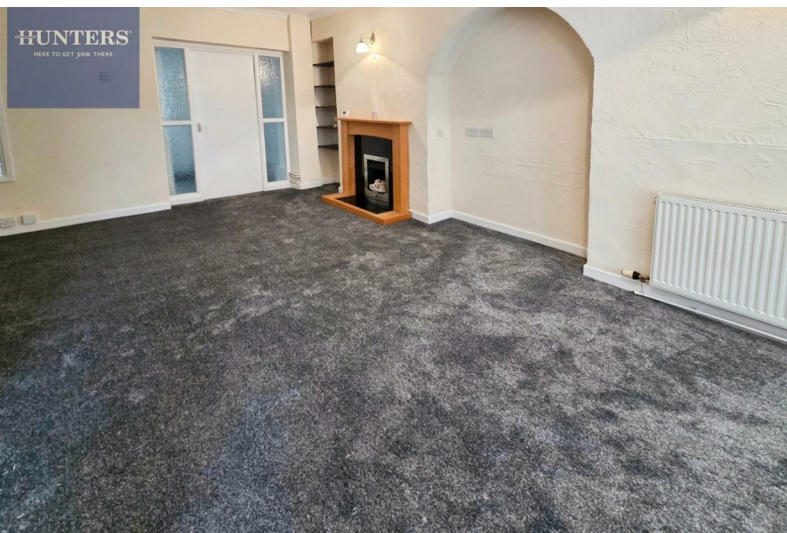
Hendre Road

Pencoed, Bridgend, CF35 6TD

£190,000



Council Tax: C



61 Hendre Road

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£190,000



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.

Porch

with laminate flooring, textured walls and ceiling with central lighting, door to lounge.

Lounge Dining

20'00" x 14'00" (at widest) (6.10m x 4.27m (at widest))

with carpets, textured walls and ceiling which is coved with two central light fittings, two radiators, window to front and rear, door to kitchen and stairs to first floor.

Kitchen

16'7" x 13'6" (at widest) (5.05m x 4.11m (at widest)) L shaped with vinyl flooring, skimmed walls and ceilings with central lighting, radiator, selection of base and walls units in beech with granite effect worktops with tiled splash back, sink with mixer tap, window and door to garden room.

Bathroom

8'6" x 5'9" (2.59m x 1.75m)

found at rear with vinyl flooring, skimmed walls and ceiling with central lighting, 3 piece suite wc, sink built into vanity, bath with thermostatic shower, window to rear, radiator.

Garden room

14'0" x 6'6" (4.27m x 1.98m)

with carpets, skimmed walls and correx ceiling, windows and door to rear, wall mounted boiler.

Landing

with carpets, textured walls and smooth ceiling with central lighting, wood bannister, built in storage, attic access, and doors to:

Bedroom 1

13'00" x 8'6" (3.96m x 2.59m)

with carpets, skimmed walls and ceiling, with central lighting, two windows to front, radiator.

Bedroom 2

11'5" x 9'3" (3.48m x 2.82m)

with carpets, skimmed walls and ceiling, with central lighting, two windows to rear, radiator.

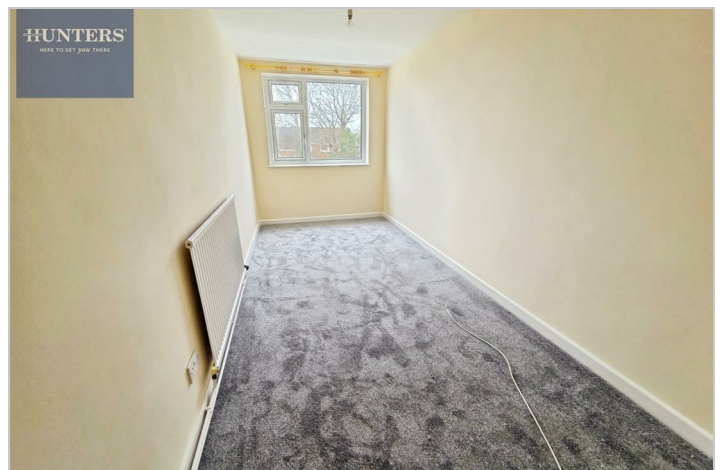
Bedroom 3

16'1" x 7'00" (4.90m x 2.13m)

with carpets, skimmed walls and ceiling, with central lighting, two windows to rear, radiator.

Gardens

South facing rear gardens with concrete patio area against the back of the house, rear lawn with concrete path leading to rear parking which is accessed via rear lane.



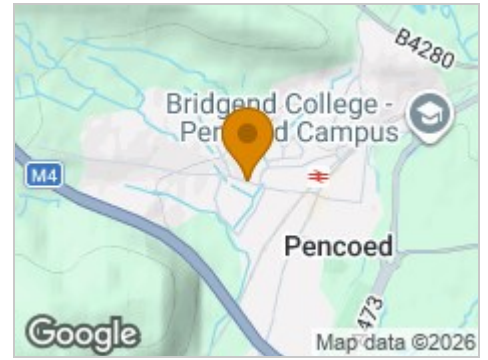
Road Map



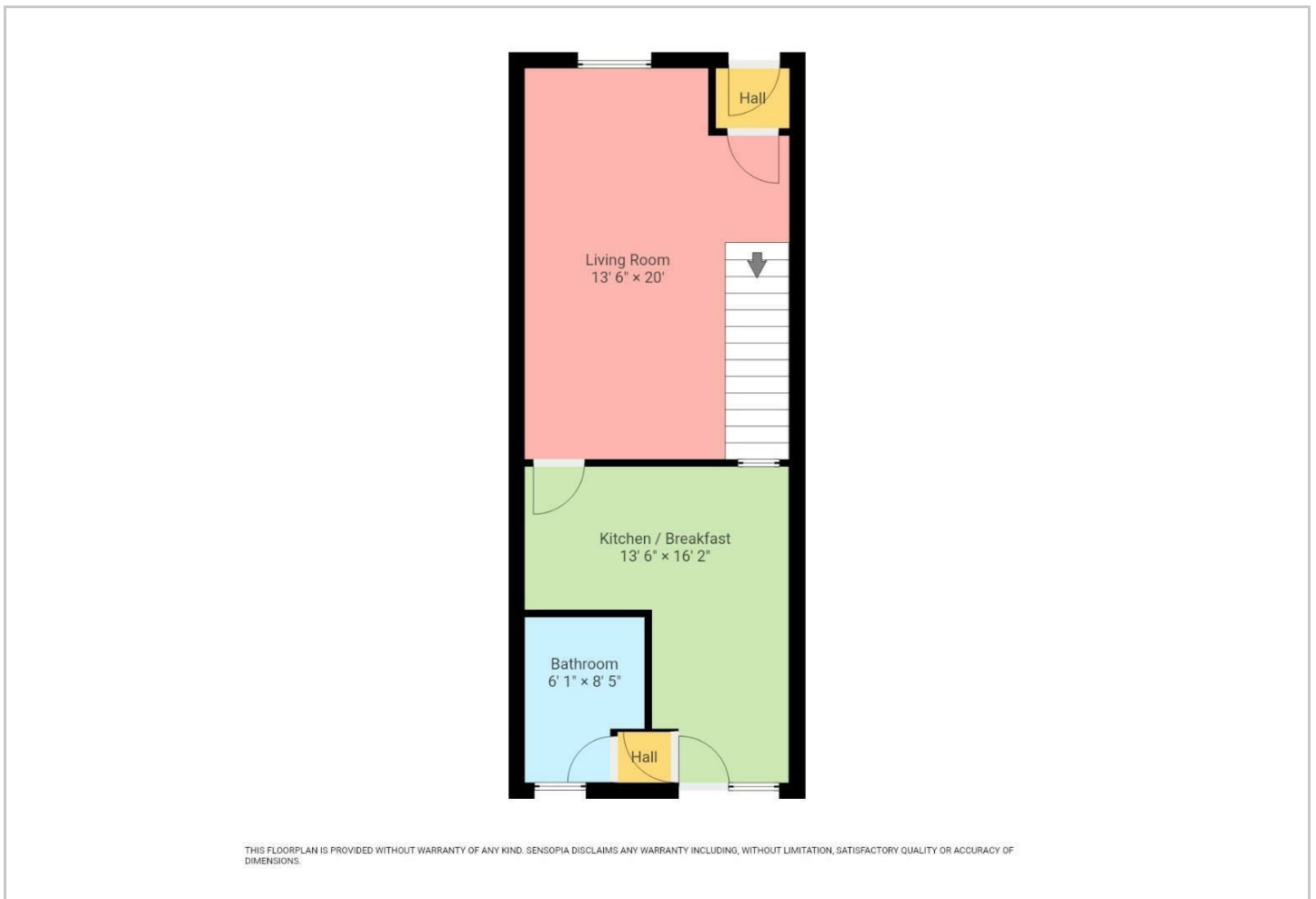
Hybrid Map



Terrain Map



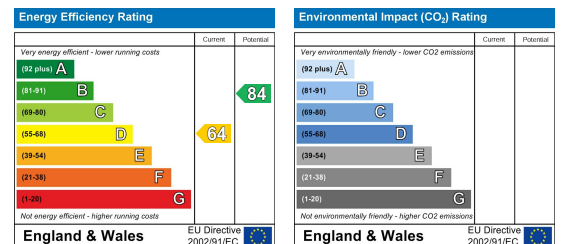
Floor Plan



Viewing

Please contact our Hunters Bridgend Lettings 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.