

HUNTERS®

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Pen Gwern

Pencoed, Bridgend, CF35 6YE

£220,000

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Council Tax: C



4 Pen Gwern

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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

entered through upvc front door with side panel, carpets, skinned walls and textured ceiling with central lighting, stairs to first floor, doors to:

Lounge

18'4" x 10'5" (5.59m x 3.18m)
with carpets, skinned walls and textured ceiling with coving and central lighting, windows to front and rear, stone fireplace with marble and hearth and gas fired, radiator.

Kitchen Dining

13'6" x 17'7" (at widest) (4.11m x 5.36m (at widest))
with carpets to dining and tiled flooring to kitchen, skinned walls and textured ceiling with coving and central lights, shaker style beech fitted kitchen units and bases granite effect worktops, sink and drainer, window to front open arch to dining, French doors to rear garden, under stair storage.

Landing

with carpets, skinned walls and textured ceilings

with central lighting, wood banister, attic access, window to rear, airing cupboard, doors to:

Bedroom 1

15'5" x 10'4" (4.70m x 3.15m)

with carpets, smooth walls and textured ceiling with central lighting, radiator, window to front, storage over stairs.

Bedroom 2

15'1" x 10'3" (at widest) (4.60m x 3.12m (at widest))

with carpets, smooth walls and textured ceiling with central lighting, radiator, window to front, storage over stairs.

Bedroom 3

8'5" x 7'6" (2.57m x 2.29m)

with carpets, smooth walls and textured ceiling with central lighting, radiator, window to rear, separate storage.

Bathroom

6'2" x 5'8" (1.88m x 1.73m)

with vinyl flooring and tiled / skimmed walls and textured ceiling with central lighting, 3 piece suite wc, sink, bath thermostatic shower, window to rear, radiator.

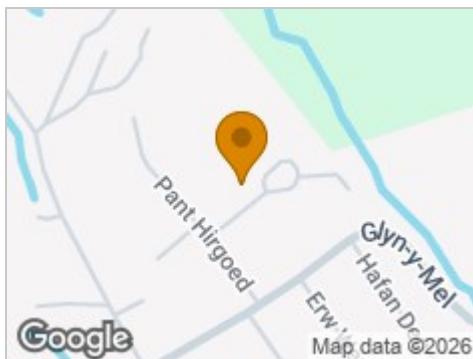
Gardens

Enclosed front gardens with lawn and side concrete path leading to front door and rear garden access, some borders with flowers and small bushes.

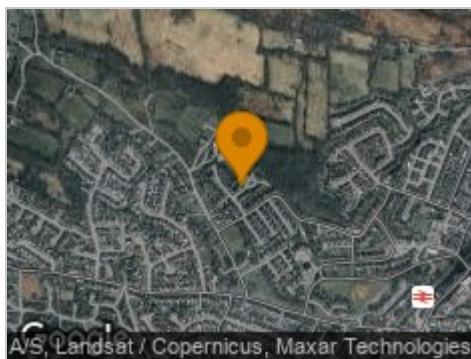
Enclosed rear garden with concrete patio area against house, path leading to rear lawn and vegetable plot, some mature borders with shrubs and trees. Separate outbuilding which is split into three including outdoor wc, with power and lighting, side gated access to front.



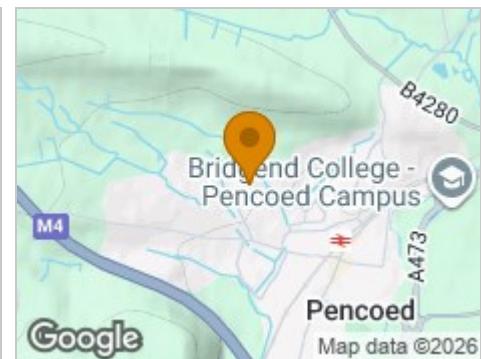
Road Map



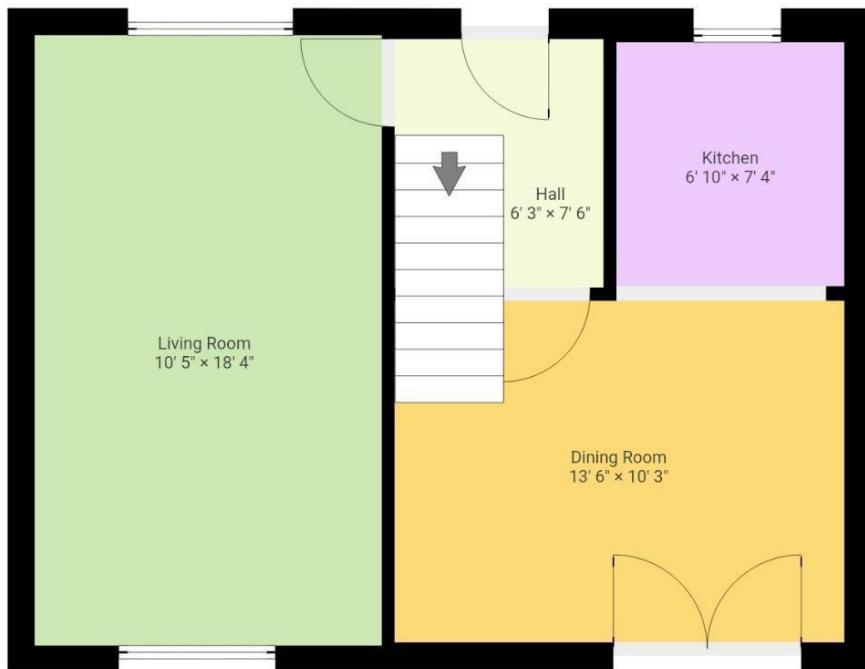
Hybrid Map



Terrain Map



Floor Plan

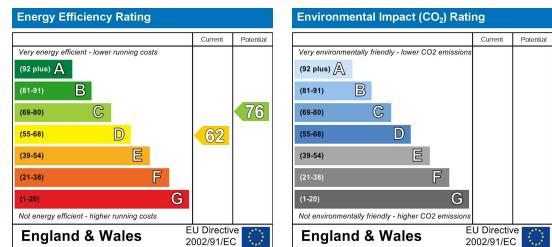


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Viewing

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. **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.