

HUNTERS®

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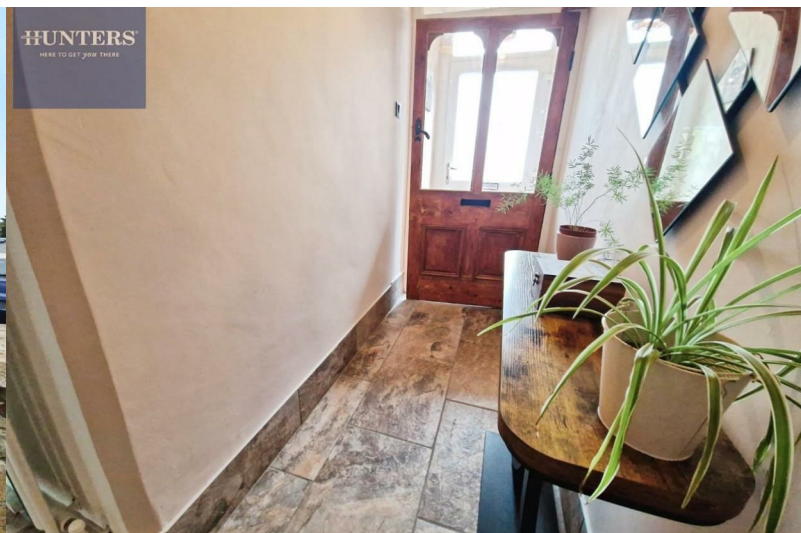
Penprysg Road

Pencoed, CF35 6RH

£315,000

4 1 2 D

Council Tax: D



39 Penprysg Road

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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 tranquillity 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.

Hallway

entered through upvc front door with glass panel and secondary original wood internal door to hallway, with original tiled flooring in porch and tiled flooring in hallway with skimmed walls and ceiling with coving and central lighting, stairs to first floor with secret door to under stair storage, doors to:

Lounge Dining

22'7" x 12'6" (6.88m x 3.81m)

with tiled flooring, skimmed walls and ceiling with coving and central lighting, feature slat wall and entertainment stand, two radiators, window to front and rear, secret door to cloakroom.

Kitchen Dining

23'8" x 11'1" (7.21m x 3.38m)

With tiled flooring, skimmed walls and ceiling which is coved with central lighting, upright radiator and wood burning stove in dining area which is set on slate hearth and tiled breast, French doors to garden.

To the kitchen there is a selection of base and wall units in matt black with oak effect worktops combining a breakfast bar area, integral sink & drainer, electric oven, 5 burner induction hob and hood, cook station for microwave and airfryer, wall mounted combi boiler housed in cupboard, window to rear, window and door to side porch.

Tel: 01656 856118

Cloakroom

with tiled flooring, tiled slat wood walls and skimmed ceiling with central lighting, towel radiator, wc with built in hand wash basin, window to front.

Landing

with carpets, skimmed walls and ceilings which are covered with central lighting, feature wood banister, doors to:

Bedroom 1

13'9" x 10'8" (4.19m x 3.25m)

with carpets, skimmed walls and ceiling which is covered with central lighting, radiator, window to rear, built in wardrobes with secret door to bathroom.

Bedroom 2

11'7" x 10'3" (3.53m x 3.12m)

with carpets, skimmed walls and ceiling with central lighting, radiator, window to front, selection of built in wardrobes.

Bedroom 3

10'7" x 11'5" (3.23m x 3.48m)

with carpets, skimmed walls and ceiling which is covered with central lighting, radiator, window to rear.

Bedroom 4

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

Bathroom

With tiled flooring and walls and smooth ceiling with spot lighting, 3-piece suite comprising bath with over bath thermostatic waterfall shower and glass screen, hand basin built onto birch vanity and WC, window to rear, matching towel radiator.

Gardens

Landscaped gardens with large chipped seating area against the house and a rear lawn with various raised borders containing shrubs and plants, the rear of the property has a newly built canopy along the length of the house for outdoor entertaining.

Steps and path to side door of garage which is a single garage with power and lighting and barn doors to rear driveway for 1 car.

There is gated side access to front yard which is a concreted area with entrance gate.



Road Map



Hybrid Map



Terrain Map



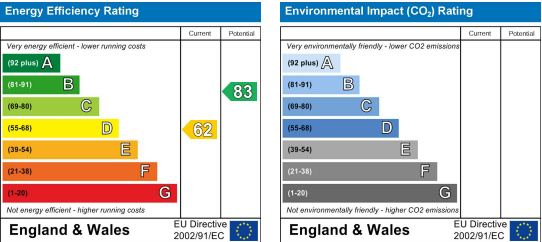
Floor Plan



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.