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Pant Y Blodau

Pencoed, Bridgend, CF35 6LX

Offers In The Region Of £391,950

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Council Tax: F

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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 library. 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

with laminate flooring, skimmed walls and ceilings with two central light fittings, glazed front door, radiator, landline & broadband points, doors to:

Cloakroom

off hallway with laminate flooring, painted / skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Lounge

17'3" x 11'7" (5.26m x 3.53m)
With laminate flooring, skimmed walls & ceilings, central light fittings, radiator, power, tv, landline & broadband points, full length window to rear, French doors to garden.

Dining

14'10" x 9'0" (4.52m x 2.74m)
With laminate flooring, skimmed walls & ceilings which are part vaulted with gallery landing overlooking, central light fittings, radiator, power & tv points, floor to ceiling window and door to rear.

Kitchen Breakfast Room

14'11" x 13'1" (at widest) (4.55m x 3.99m (at widest))
Vinyl flooring, skimmed walls and ceilings, central light fittings, radiator, selection of base and wall units in solid oak shaker style with granite effect worktops and tiled backsplash, breakfast bar area, composite sink and drainer with mixer tap, integral appliances to include electric oven and hood, with gas hob, three windows to front and side flooding with light.

Utilty cupboard with base units and worktop and plumbing for washing machine, seperate lighting, wall mounted boiler (3 years old)

Reception Room
17'1" x 9'8" (5.21m x 2.95m)
Off lounge converted garage with oak flooring, skimmed walls & ceilings, central light fittings, radiator, full length windows to front, and windows to side

Landing
Gallery landing overlooking dining with carpets, skimmed walls and ceilings with central lighting, wood banister with spindles, attic access, doors to:

Master Bedroom
13'11" x 11'10" (4.24m x 3.61m)
with carpets, skimmed walls and ceilings with central lighting, radiator, window to rear, juliette balcony with French doors overlooking garden.

Ensuite
with rubber flooring, skimmed walls and ceilings with central lighting, radiator, wc and hand wash basin, shower cubicle with glass screen and shower, window to side.

Bedroom 4
11'11" x 9'2" (3.63m x 2.79m)
with laminate flooring, skimmed walls and ceilings with central lighting, three skylights in ceiling, radiator.

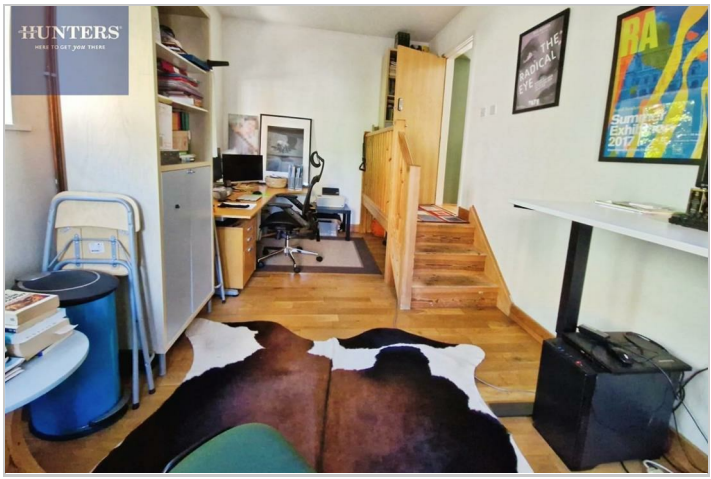
Bedroom 3
11'8" x 10'9" (3.56m x 3.28m)
with carpets, skimmed walls and ceilings with central lighting, two windows to front, radiator.

Bedroom 2
13'4" x 9'9" (4.06m x 2.97m)
with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

Bathroom
8'7" x 6'3" (2.62m x 1.91m)
with laminate effect flooring and tiled / skimmed walls and skimmed ceilings with spot lighting, 3 piece suite wc, sink and bath with electric shower, radiator, window to front.

Gardens
with two patio areas against house leading to a side lawn, steps up to a 2nd and 3rd tiers which is mostly grass with mature trees, backing onto small woodland area, there is a further wide side access with shed.

Front is open with blocked paved driveway for several cars



Road Map

Hybrid Map

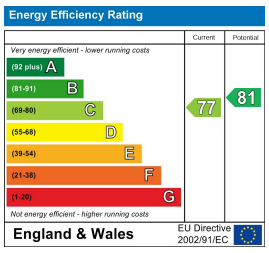
Terrain Map

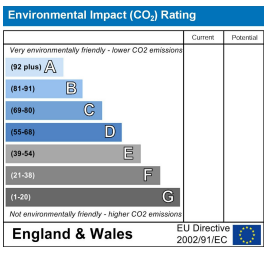
Floor Plan

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.

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