

# HUNTERS®

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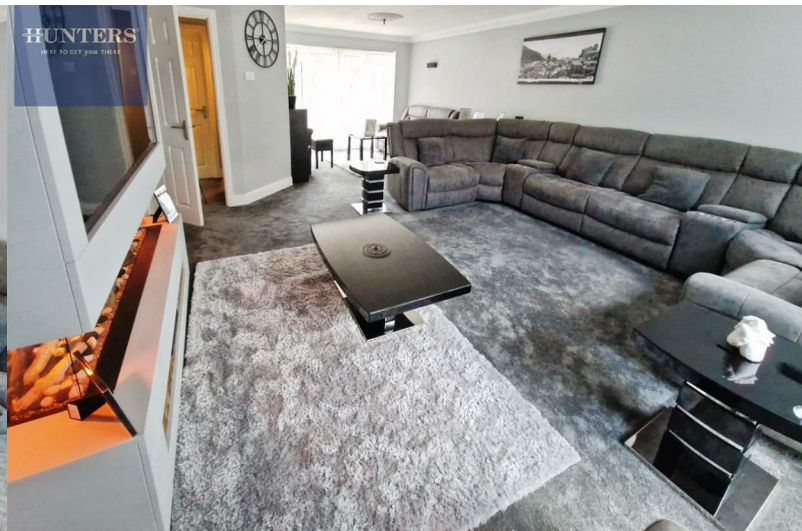
## Clos Penglyn

Pencoed, CF35 6NX

Offers Over £500,000



Council Tax: E

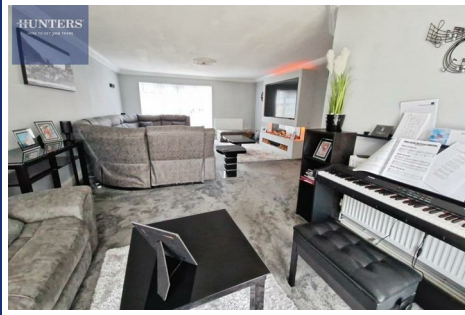




# 22 Clos Penglyn

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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.

## Porch

with laminate flooring, brick walls and clad ceiling with central lighting, windows to front and side and front main door with secondary composite door into hallway

## Hallway

with laminate flooring, skimmed walls with dado rail and textured ceiling which is coved with central lighting, stairs to first floor with under stair storage, radiator, doors to;

## Lounge

26'3" x 16'4" (8.00m x 4.98m)

with carpets, skimmed walls and ceiling which is coved with two central lights, two radiators, entertainment wall with built in TV and feature fire, French doors to front and rear.

## Second Lounge

15'6" x 9'1" (4.72m x 2.77m )

with carpets, skimmed walls and ceiling with decorative mouldings which is coved with central lighting, radiator, window to front.

## Office / Reception

15'9" x 10'6" (4.80m x 3.20m )

with carpets, skimmed walls and ceiling with decorative mouldings which is coved with central lighting, radiator, window to front, currently used as an office with a selection of built in furniture and storage.

## Kitchen Dining

21'8" x 10'5" (6.60m x 3.18m )

With ceramic tiles on floor, skimmed walls & ceiling which is coved with spot lighting, radiator, selection of base and wall units in solid oak with light oak effect worktops and tiled backsplash, sink and drainer with mixer tap, built in appliances to include electric oven and microwave, gas hob and extractor hood, dishwasher and fridge freezer, window to rear and French doors into conservatory.

## Rear Hallway

with carpets, skimmed walls and ceiling with spot lighting, doors to:

## Cloakroom

off rear hallway with tiled flooring and walls, skimmed ceiling with central lighting, window to rear, chrome towel radiator, wc and hand wash basin.

## Utility

off rear hallway with tiled flooring and walls, skimmed ceiling with central lighting, window to rear, selection of base units in white with oak effect worktops, plumbing for washing machine.

## Landing

with carpets, skimmed walls and textured ceiling which is coved with central light fitting, radiator, attic access, wood balustrade with spindles, airing and storage cupboard, doors to:

Tel: 01656 856118

### Master Bedroom

18'3" x 16'3" (at widest) (5.56m x 4.95m (at widest))

With carpets, skimmed walls and ceiling which is covered with central light fittings, radiator, French doors to rear balcony, open arch to wardrobe room and door to ensuite.

### Ensuite

8'1" x 6'1" (2.46m x 1.85m )

Tiled flooring and walls, skimmed ceiling with spot lighting, 2 piece suite with wc and hand wash basin built into vanity storage, separate shower cubicle with glass screen and thermostatic shower, radiator, window to rear.

### Wardrobe Room

16'3" x 7'8" (4.95m x 2.34m )

With carpets, skimmed walls and ceiling with central light fittings, radiator, window to front, selection of built in storage.

### Bedroom 2

13'0" x 9'6" (3.96m x 2.90m )

With carpets, skimmed walls and textured ceiling which is covered with central light fittings, radiator, window to rear views, built in wardrobes along one wall, door to ensuite.

### Ensuite

7'7" x 5'5" (2.31m x 1.65m )

Vinyl flooring and tiled walls, clad ceiling with central lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screen and thermostatic shower, radiator, window to rear.

### Bedroom 3

10'10" x 9'1" (at widest) (3.30m x 2.77m (at widest))

With carpets, skimmed walls and textured ceiling which is covered with central light fittings, radiator, window to rear views, built in wardrobes with sliding mirror doors.

### Bedroom 4

10'10" x 8'11" (3.30m x 2.72m )

With laminate flooring, skimmed walls and textured ceiling which is covered with central light fittings, radiator, window to front views, built in wardrobes.

### Bedroom 5

10'3" x 7'8" (at widest) (3.12m x 2.34m (at widest))

With carpets, skimmed walls and textured ceiling which is covered with central light fittings, radiator, window to front views, built in wardrobes.

### Bathroom

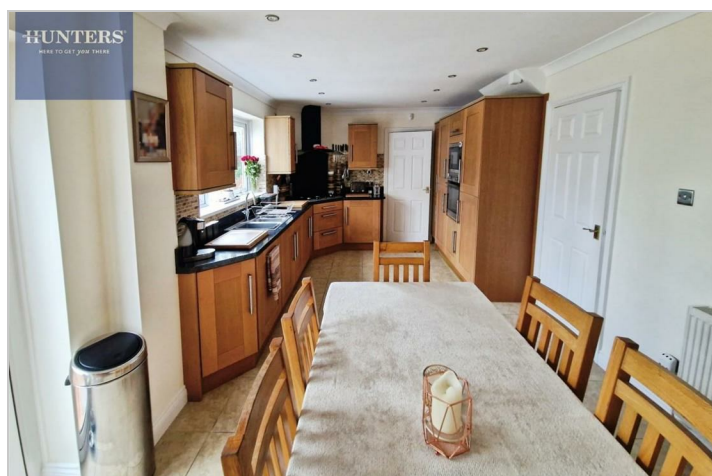
10'10" x 5'2" (at widest) (3.30m x 1.57m (at widest))

Vinyl floors and tiled walls, skimmed ceiling which is covered with spot, 3 piece white suite wc & hand basin which is built into vanity and hydro spa bath with power shower, chrome towel radiator, window to side.

### Gardens

Open front garden which is mostly blocked paved for several vehicles leading to single detached garage with pitched roof and up and over front door, power and lighting . Front side via secure gated access with further parking, a wood cabin with power and lighting and separate workshop.

Rear enclosed garden backing onto woodland, with large patio area against the rear of the property, steps down to lower chipped tier with purpose built wooden covered seating area, selection of raised beds with variety of trees and shrubs, side gated access to front.

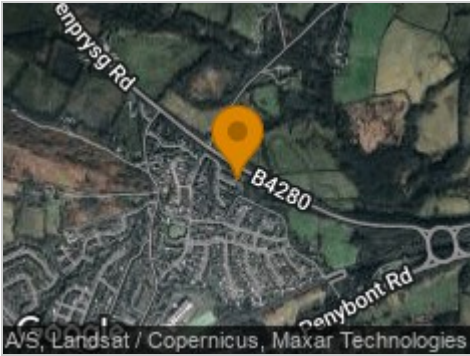




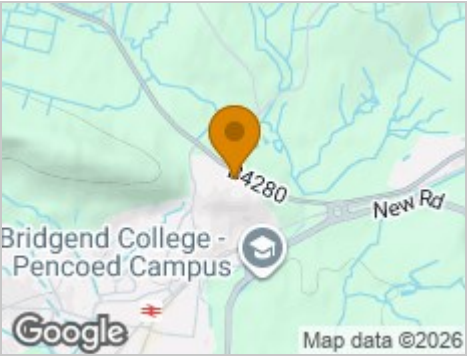
Road Map



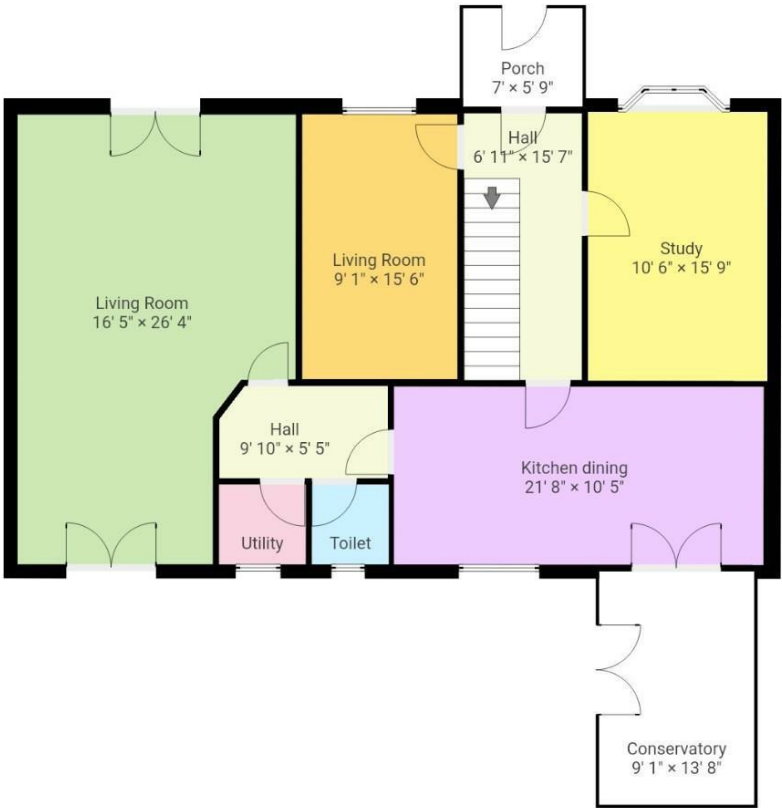
Hybrid Map



Terrain Map



Floor Plan

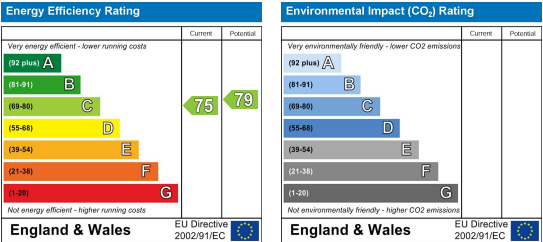


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Viewing

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.