

HUNTERS®

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Wimborne Road

Pencoed, CF35 6SG

Offers In Excess Of £245,000



Council Tax: D



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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.

Hall

with porcelain tiled flooring, skimmed / wood panel walls and ceilings with two central light fittings, front door, stairs to first floor, radiator, doors to:

Living Room

13'8" x 21'4" (4.19m x 6.50m)

With real wood flooring, skimmed walls & ceiling which is coved, central light fittings, multi fuel burning stove set on tiled hearth with oak mantle, radiator, power & tv points, bay window to front and window to rear

Kitchen

11' 1" x 11' 2" (3.38m x 3.41m)

With porcelain tiled wood effect flooring, skimmed walls and ceiling with spot lighting. Fitted kitchen with a selection of base and wall units in cream shaker style with grey oak effect worktops, integral porcelain sink & drainer, electric oven, hob and hood, fitted dishwasher and fridge-freezer, window to rear, wall mounted boiler boxed into cupboard.

Bathroom

11' 2" x 11' 11" (3.41m x 3.63m)

off rear hallway with tiled flooring, tiled / skimmed walls and ceiling with central lighting, 3-piece suite comprising hand basin and WC built into vanity storage and bath, separate shower cubicle with glass screens and thermostatic shower and glass screen, window to rear, radiator.

Tel: 01656 856118

Landing

with carpets, skimmed walls and ceiling with central lighting, wood banister with spindles, storage cupboard built in with radiator, doors to:

Bedroom 1

16'11" x 9'10" (5.16m x 3.00m)

with carpets, skimmed walls and one wood panel wall, skimmed ceiling with central lighting, radiator, two windows to front.

Bedroom 2

9'11" x 11'7" (3.02m x 3.53m)

with carpets, skimmed walls and ceiling with central lighting, attic access, radiator, window to rear. Attic is boarded with two velux windows, power and lighting.

Bedroom 3

11'3" x 6'11" (3.43m x 2.11m)

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

Toilet

with carpets, skimmed walls and ceiling with central lighting, wc and hand wash basin, window to rear.

Rear Garden

Enclosed front garden ith concrete path leading to front door and small chipped area to front, side access to rear.

Enclosed West facing garden with patio area against the rear of the property, central lawn area wich leads to a rear concrete hardtand and decking used for seating, metal shed to remain, access to front.



Road Map



Hybrid Map



Terrain Map



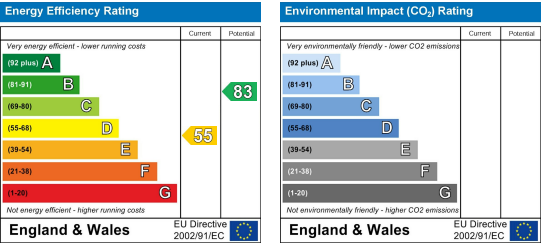
Floor Plan



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.