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Penprysg Road

Pencoed, Bridgend, CF35 6LT

Offers Over £375,000

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Council Tax: B



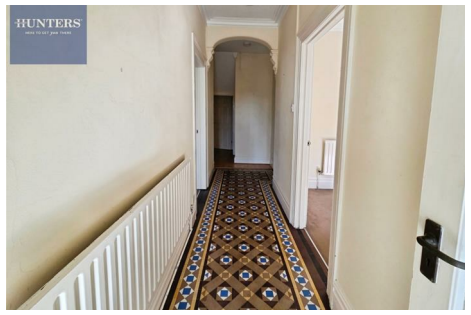


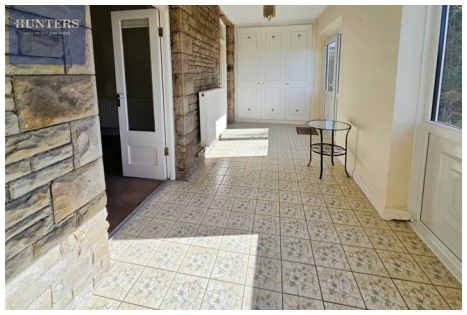
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General

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 (GF)

A large hallway which extends through the centre of the property, initially tiled flooring with smooth walls and ceilings with skylight and central lighting moving to the original hallway with a mixture of original tiled flooring and laminate, with smooth walls and papered ceilings with original mouldings and coving, centrla lighting, doors to:

Kitchen Dining (GF)

17'4" x 10'10" (5.28m x 3.30m)
with laminate flooring, skimmed walls with tiled back splash and ceilings with central lighting. Selection of base and wall units cream gloss with granite effect worktops, sink & drainer, integral oven, hob and hood, windows to side and rear.

Living Room (GF)

23'4" x 12'9" (7.11m x 3.89m)
with carpets, skimmed walls and ceilings with central and side lighting, two windows to side and French doors to sun room.

Sun room

18'00" x 6'9" (5.49m x 2.06m)
Found on the original front of property with skimmed and original stone walls, tiled flooring and skimmed ceiling with central lighting, windows and door to rear, selection of storage cupboards to one side.

Bedroom 1 (GF)

12'7" x 11'6" (3.84m x 3.51m)
with carpets, skimmed walls and ceilings which are coved with central and side lighting, window to sun room, radiator.

Bedroom 2 (GF)

12'1" x 11'11" (3.68m x 3.63m)
with carpets, skimmed walls and papered ceilings which are coved with central and side lighting, window to front entrance, radiator.

Bathroom (GF)

9'4" x 8'8" (2.84m x 2.64m)
with vinyl flooring and tiled / skimmed walls, smooth ceilings with central lighting, 3 piece suite sink & wc, corner spa bath, separate shower cubicle with glass screens and thermostatic shower, radiator, window to rear.

Landing (1st)

entered through front door, with laminate flooring / carpets, skimmed walls and papered ceilings with central lighting, radiator, doors to:

Living Room (1st)
13'4" x 11'10" (4.06m x 3.61m)
with carpets, skimmed walls and ceilings which are coced with central lighting, window to front, radiator.

Kitchen (1st)
11'1" x 6'6" (3.38m x 1.98m)
with laminate flooring, skimmed walls with tiled back splash and ceilings with central lighting. Selection of base and wall units cream gloss with granite effect worktops, sink & drainer, integral oven, gas hob and hood, window to side, wall mounted boiler.

Bedroom 4 (1st)
9'9" x 6'0" (2.97m x 1.83m)
with carpets, skimmed walls and ceilings which are coced with central lighting, window to front, radiator.

Bedroom 1 (1st)
16'1" x 9'3" (4.90m x 2.82m)
with carpets, skimmed walls and ceilings which are coced with central lighting, window to rear, radiator, door to ensuite

Ensuite
with carpet, skimmed walls and clad ceiling with spot lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screens and thermostatic shower, radiator.

Bedroom 2 (1st)
13'00" x 10'10" (3.96m x 3.30m)
with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

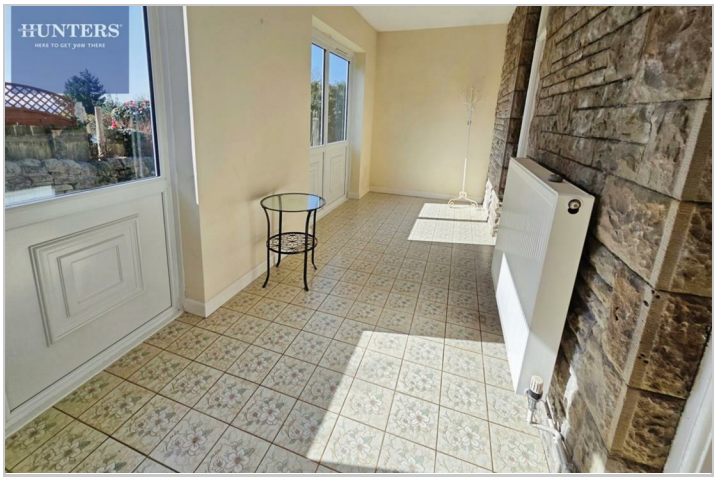
Bedroom 3 (1st)
11'10" x 9'8" (3.61m x 2.95m)
with carpets, skimmed walls and papered ceilings with central lighting, window to rear, radiator.

Bathroom (1st)
10'11" x 10'0" (3.33m x 3.05m)
with laminate flooring and tiled / skimmed walls, smooth ceiling with central lighting, 3 piece suite sink & wc, freestanding bath with thermostatic shower, radiator, window to side, large storage cupbaord.

External
Wrap around gardens with large driveway to rear for several vehicles, access to ground floor through rear, access to upper floor currently via metail staircase to side garden.

Main garden is foounf at the front of the property which is mostly laid to lawn and has a wooden shed, there are a number of mature borders with trees and bushes.

Garage
32'9" x 9'10" (10 x 3)
Attached garage with roller shutter front door and window to rear, can be accessed via an internal door off main hallway, power and lighting. (approx 10m x 3m)









Road Map



Hybrid Map



Terrain Map



Floor Plan

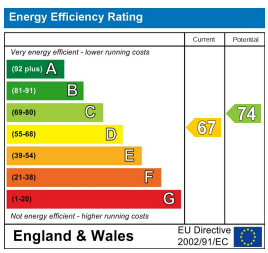


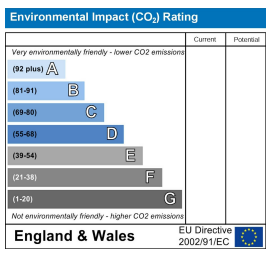
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Viewing

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.

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