

# HUNTERS®

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## Pont Newydd

Pencoed, Bridgend, CF35 5PQ

Asking Price £250,000



Council Tax: C



# 6 Pont Newydd

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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

Which has vinyl flooring, skimmed walls & textured ceilings, central light fittings, radiator, stair to first floor, front glazed door and side panel, doors to:

## Lounge

16'5" x 11'11" (5.00m x 3.63m)

With laminate flooring, skimmed walls & textured ceiling which is coved, central light fittings, two radiators, power & tv points, window and French doors to rear.

## Dining

16'4" x 7'9" (4.98m x 2.36m)

With laminate flooring, skimmed walls & textured ceiling, central light fittings, radiator, window to front.

## Kitchen

10'1" x 8'1" (3.07m x 2.46m )

Vinyl flooring, skimmed walls & textured ceilings, central light fittings, radiator, selection of base and wall units white matt with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, built in electric oven, gas hob and electric hood, window to front.

## Landing

with carpets, skimmed walls and textured ceiling, central light fitting, attic access.

### Bedroom 1

12'8" x 12'4" (3.86m x 3.76m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to rear.

### Bedroom 2

11'10" x 8'5" (3.61m x 2.57m )

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front, built in cupboard over stair.

### Bedroom 3

9'7" x 6'5" (2.92m x 1.96m )

With laminate flooring, skimmed walls and textured ceiling, central light fittings, radiator, window to rear.

### Bathroom

6'10" x 5'6" (2.08m x 1.68m )

Vinyl floors, skimmed walls and ceilings, central light fittings, 3 piece suite sink, bath with mixer shower and wc, radiator, window to front.

### Gardens

Front enclosed garden which has a tarmac drive and side grass area with some chipped borders, side access to rear.

Enclosed rear garden with patio against rear leading to rear grassed area, side access to front.



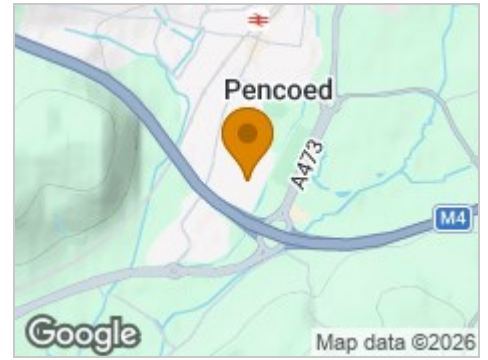
## Road Map



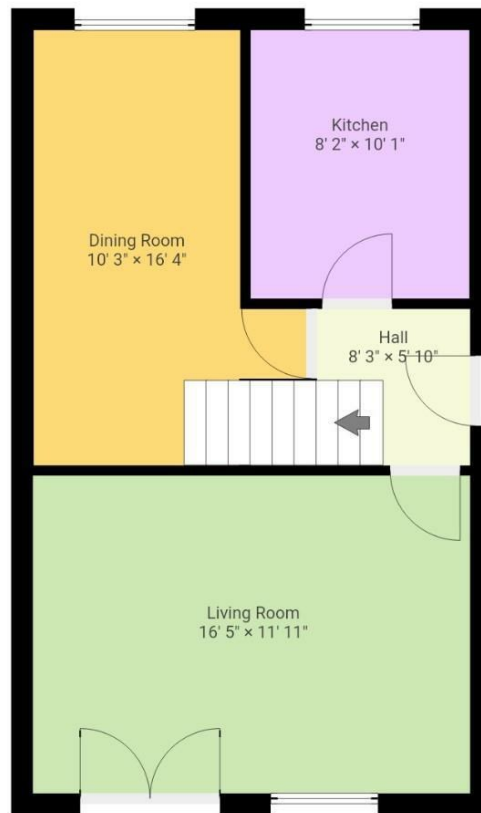
## Hybrid Map



## Terrain Map



## Floor Plan

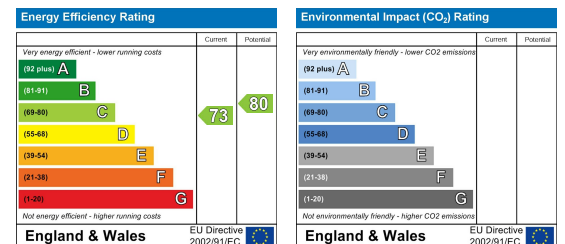


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## Viewing

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.

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