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Vale Reach

Pencoed, Bridgend, CF35 6LG

Offers In The Region Of £382,000

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Council Tax: E

8 Vale Reach

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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

with laminate flooring, skimmed walls and textured ceiling which are coved with central lighting, stairs to first floor, radiator, upvc front door, doors to;

Cloakroom

off hallway with vinyl flooring, skimmed walls and textured ceiling which is coved with central lighting, window to side, radiator, wc and hand wash basin.

Reception

16'11" x 8'3" (5.16m x 2.51m)
Found at front of property with laminate flooring, skimmed walls & textured ceiling, central light fittings, radiator, window to front.

Lounge

15'0" x 11'1" (4.57m x 3.38m)
with laminate flooring, skimmed walls and textured ceiling which is coved with central lighting, radiator, moulded fireplace with marble hearth and back panel with gas fire, box bay window to front and French doors to dining.

Dining

11'00" x 9'7" (at widest) (3.35m x 2.92m (at widest))
With laminate flooring, skimmed walls & textured ceiling which is coved with central light fittings, radiator, French doors to conservatory.

Kitchen

10'11" x 9'9" (3.33m x 2.97m)
With vinyl tiles flooring, skimmed walls & textured ceiling with central light fittings, radiator, selection of base and wall units in shaker style white with granite effect worktops and tiled backsplash, 1 1/2 bowl sink with mixer tap, appliances to include gas hob, electric oven, window to rear garden, open arch to utility.

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Utility
6'3" x 5'0" (1.91m x 1.52m)
with vinyl tile flooring, skimmed walls and textured ceilings with central lighting, door to rear, selection of base units in white with grenite effect worktops, wall mounted boiler, 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 cupboard, window to side, doors to:

Master Bedroom
11'6" x 10'5" (at widest) (3.51m x 3.18m (at widest))
With carpets, skimmed walls and textured ceiling with central light fittings, radiator, window to front views, built in wardrobes with sliding mirror doors, door to ensuite.

Ensuite
Vinyl flooring and skimmed walls and ceiling with spot lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screen and thermostatic shower, radiator, window to front.

Bedroom 2
11'3" x 9'8" (3.43m x 2.95m)
With carpets, skimmed walls and textured ceiling with central light fittings, radiator, window to rear views, built in wardrobes with sliding mirror doors

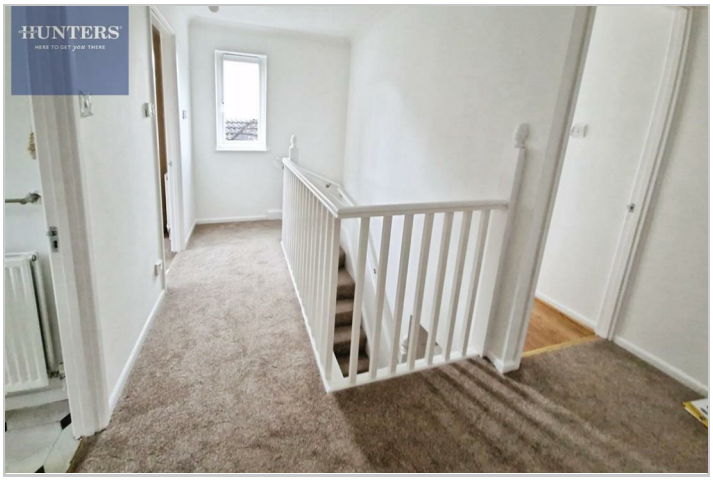
Bedroom 3
9'8" x 8'3" (2.95m x 2.51m)
With laminate flooring, skimmed walls and textured ceiling with central light fittings, radiator, window to front views, built in wardrobes up and over bed.

Bedroom 4
8'0" x 7'1" (2.44m x 2.16m)
With carpets, skimmed walls and textured ceiling with central light fittings, radiator, window to rear views, built in wardrobes up and over bed.

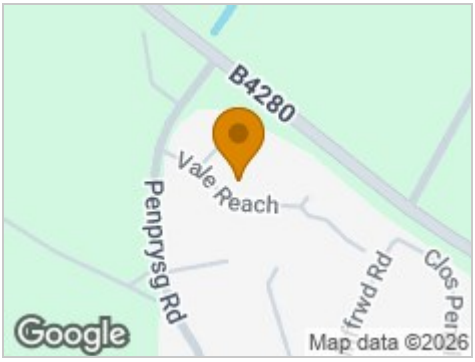
Bathroom
7'2" x 5'10" (2.18m x 1.78m)
Vinyl floors and walls, textured ceilings with central light fittings, 3 piece white suite wc & hand basin basin and bath, radiator.

Garden
Front open garden with tarmac driveway area of lawn to front with some mature trees offering privacy to front window.

Enclosed garden with block paved patio against the back and side of house with rear lawn, side access to front.



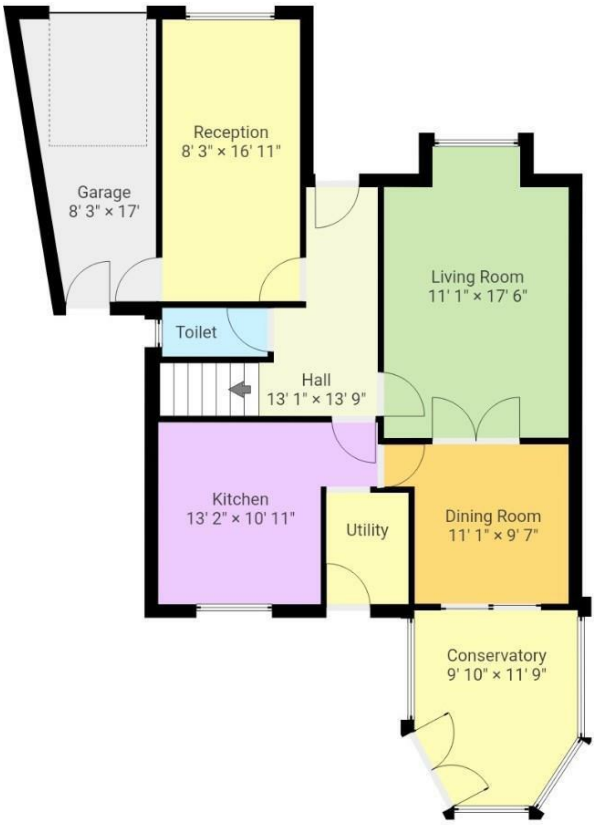
Road Map



Hybrid Map

Terrain Map

Floor Plan



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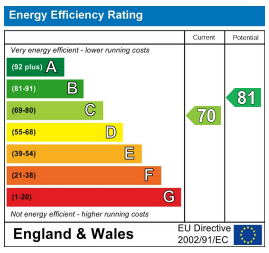
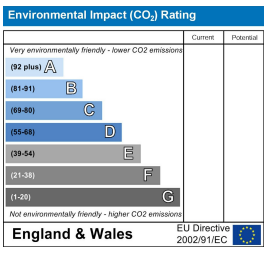
Viewing

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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