

# HUNTERS®

HERE TO GET *you* THERE



## Penprysg Road

Pencoed, Bridgend, CF35 6RH

£210,000



Council Tax: C



# 54 Penprysg Road

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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

entered through front door, with carpets, textured walls and ceilings with central lighting, radiator, stairs to first floor, door to dining

## Living Room

12'6" x 10'3" (3.81m x 3.12m)  
with carpets, skimmed walls and textured ceiling with central lighting, window to front and open arch to dining, radiator.

## Dining Room

13'6" x 11'2" (4.11m x 3.40m)  
with carpets, skimmed walls and textured ceiling with central lighting, window to rear and open arch to living room, radiator. brick fireplace with hearth, under stair storage.

## Kitchen

12'6" x 8'5" (3.81m x 2.57m )  
with vinyl flooring, skimmed walls and textured ceiling with central lighting. Selection of base and wall formica units with marble effect worktops, sink & drainer, window to rear, radiator, door to rear hallway with access to the garden.

## Bathroom

off rear hallway with vinyl flooring and tiled / skimmed walls, textured ceiling with central lighting, 2 piece suite sink & wc, separate shower cubicle with electric shower, radiator, window to rear.

## Landing

with carpets, textured walls and ceiling with central lighting, wood bannister with spindles, doors to:

## Bedroom 1

16'4" x 10'5" (4.98m x 3.18m )

with carpets, textured walls and ceiling with central lighting, two windows to front, radiator.

## Bedroom 2

11'1" x 10'00" (3.38m x 3.05m )

with carpets, textured walls and ceiling with central lighting, window to rear, radiator, built in cupboard.

## Bedroom 3

7'7" x 12'5" (2.31m x 3.78m )

with carpets, textured walls and ceiling with central lighting, window to rear, radiator, built in cupboard.

## Gardens

Enclosed front garden with concrete driveway for two cars, some mature borders.

Rear enclosed garden with concrete pat against house leading to rear garden with a block shed in need of attention.



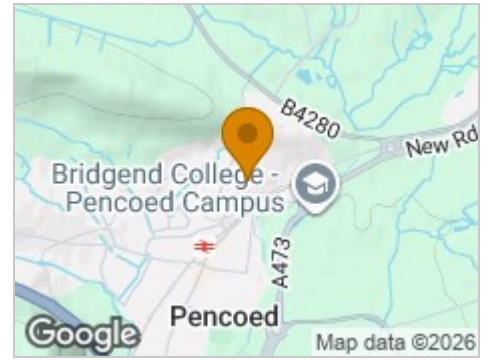
## Road Map



## Hybrid Map



## Terrain Map



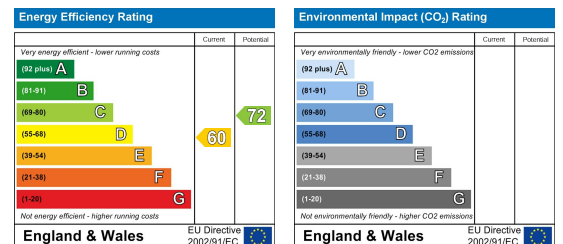
## Floor Plan



## 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.