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HERE TO GET *you* THERE



Wimbourne Crescent

Pencoed, CF35 6SR

Asking Price £190,000



Council Tax: B



39 Wimbourne Crescent

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Asking Price £190,000



General

The property is found in the Penprysg area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, all within walking distance.

Hallway

entered through upvc front door, with laminate flooring, skimmed walls and ceilings and central lighting, radiator, stairs to first floor, under stair cupboard, doors to

Lounge / Dining

24'9" x 13'7" (at widest) (7.54m x 4.14m (at widest)) with laminate flooring, skimmed walls and textured ceilings which are coved with central lighting, window to front and rear, radiators to front and back.

Kitchen

10'8" x 9'1" (3.25m x 2.77m) with laminate flooring, skimmed walls and ceilings with central lighting, radiator. Selection of base and wall units in gloss grey with grey oak effect worktops with tiled splash back, sink & drainer, electric oven, hob and hood, window and door to rear.

Landing

with carpets, skimmed walls and ceilings with

central lighting, attic access, airing cupboard and separate storage cupboard, doors to:

Bedroom 1

15'2" x 13'1" (at widest) (4.62m x 3.99m (at widest)) with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

Bedroom 2

12'1" x 9'3" (3.68m x 2.82m) with carpets, skimmed walls and ceilings with central lighting, radiator, window to rear, built in cupboard.

Bedroom 3

10'1" x 9'5" (3.07m x 2.87m) with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

Bathroom

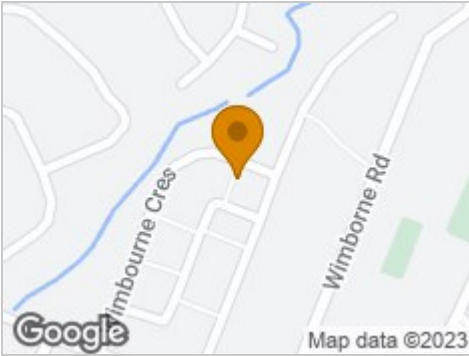
7'9" x 6'5" (2.36m x 1.96m) with vinyl flooring, skimmed walls and ceilings with central lighting, 3 piece suite with over bath thermostatic shower and glass screen, window to rear, chrome towel radiator.

Garden

Enclsoed rear garden with decking against the house with large retractable awning, rear concrete driveway and chipped area, access gates to rear,



Road Map



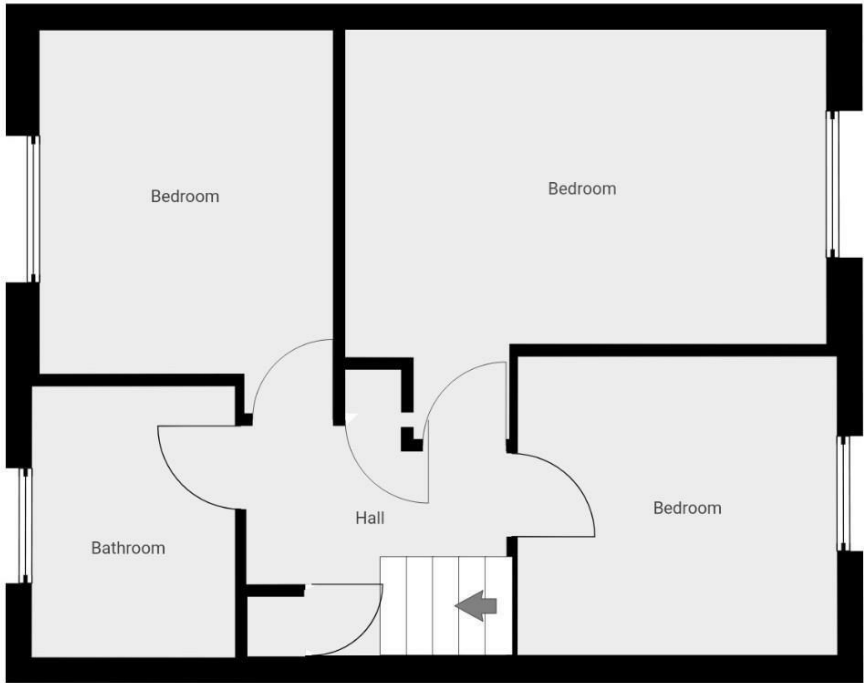
Hybrid Map



Terrain Map



Floor Plan

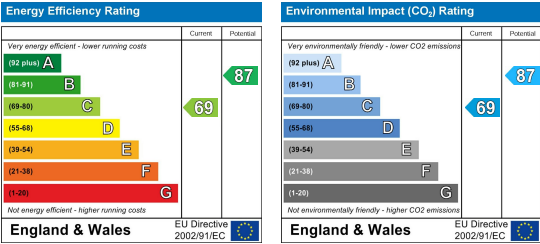


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Viewing

Please contact our Hunters Bridgend Lettings 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.