

# HUNTERS®

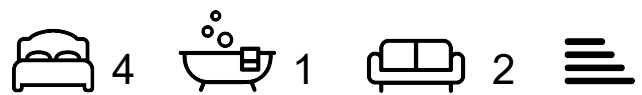
HERE TO GET *you* THERE



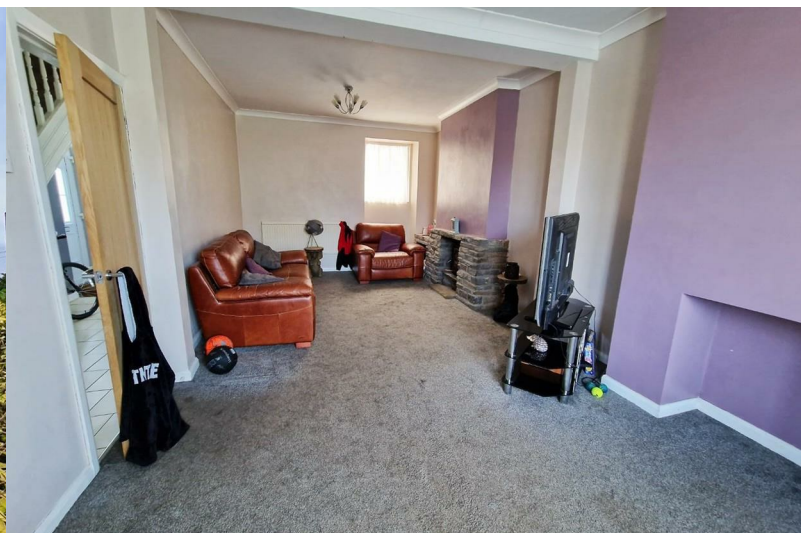
## Coychurch Road

Pencoed, CF35 5LY

£284,000



Council Tax:





# 23 Coychurch Road

Pencoed, CF35 5LY

£284,000



## GENERAL

The property is found in the Felindre 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 tiled flooring, skimmed walls and ceilings which are coved and central lighting, window to side, radiator, doors to, stairs to first floor.

## CLOAKROOM

off central hallway with tiled flooring, skimmed / tiled walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, two windows to front and side, radiator.

## LIVING ROOM

24'1" x 11'6" (7.34 x 3.51)  
with carpets, skimmed walls and ceilings which are coved with central lighting, bay window to front and window to rear, two radiators, stone fireplace with inset wood burning stove.

## KITCHEN DINING ROOM

21'7" x 12'1" (6.58 x 3.68)  
with tiled flooring, skimmed walls and ceilings which

are coved with spot lighting. Selection of base and wall units matt grey with oak effect worktops, matching breakfast bar to one side, integral appliances including with gas hob and electric hood, electric oven, sink & drainer, two windows to side and french doors to rear, radiator, wall mounted boiler, door to utility

## UTILITY ROOM

18'0" x 5'5" (5.49 x 1.65)  
with flagstone flooring, skimmed walls and corrugated ceilings with central lighting, window and door to rear.

## LANDING

with carpets, skimmed walls and ceilings which are coved with central lighting, wood bannister, window to side, doors to:

## BEDROOM 1

11'10" x 11'1" (3.61 x 3.38)  
with carpets, skimmed walls and ceilings and central lighting, bay window to front, radiator.

## BEDROOM 2

12'0" x 11'10" (3.66 x 3.61)  
with carpets, skimmed walls and ceilings and central lighting, window to rear, radiator, selection of built in wardrobes.

## BEDROOM 3

11'8" x 11'3" (3.56 x 3.43)  
with carpets, skimmed walls and ceilings and central lighting, window to rear, radiator.

## BEDROOM 4

9'1" x 6'10" (2.77 x 2.08)  
with carpets, skimmed walls and ceilings and central lighting, window to front, radiator.

Tel: 01656 856118

## BATHROOM

8'0" x 6'10" (2.44 x 2.08)

with tiled flooring and walls, smooth ceilings with central lighting, 3 piece suite sink built into vanity and wc, bath with over bath thermostatic shower, window to rear.

## GARDEN

with large patio area against back and side of house, rear lawns, rear access to drive for 3 cars and single garage with up and over door power and lighting.



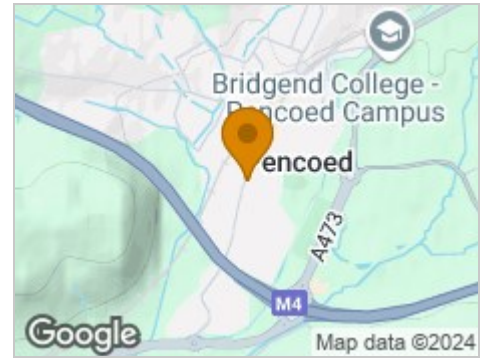
## Road Map



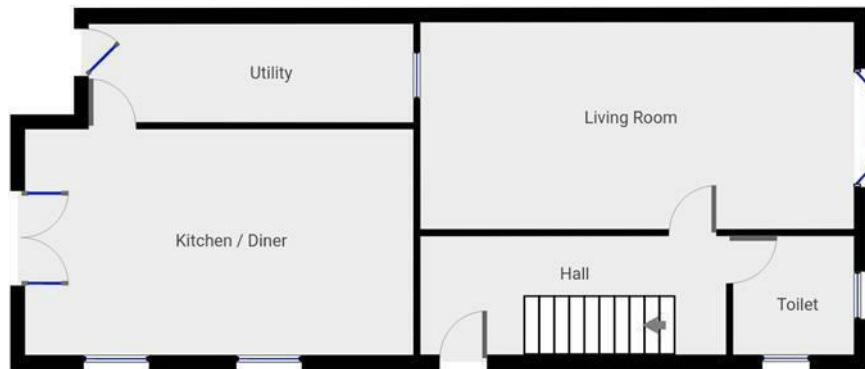
## Hybrid Map



## Terrain Map



## Floor Plan

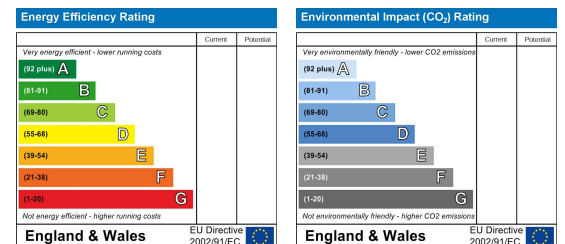


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.