

HUNTERS[®]

HERE TO GET *you* THERE



Pant-y-Ffynnon

Pencoed, CF35 6RU

Offers In The Region Of £284,000



4



1



3



Council Tax:



18 Pant-y-Ffynnon

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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.

PORCH

Laminate flooring, skimmed walls and ceilings with central lighting, composite front door, window to front, and secondary wood door with glass panels into kitchen

LOUNGE AREA

10'1" x 15'4" (approx) (3.07m x 4.67m (approx)) with carpets, skimmed walls and ceilings with central lighting, window to front and rear, open fire set on slate hearth, radiator, open plan with half wall to kitchen

KITCHEN

13'00" x 9'7" (at widest) (3.96m x 2.92m (at widest)) Kitchen with laminate flooring, dark oak shaker style fitted kitchen with granite effect worktops, double oven and hood, window to side.

CENTRAL HALLWAY

with laminate flooring, skimmed walls and ceilings which are covered with central lighting, stairs to first floor, doors to:

RECEPTION 1

9'10" x 8'4" (3.00m x 2.54m) with laminate flooring, skimmed walls and textured ceilings which are covered with central lighting, open arch to dining, French doors to rear reception,

DINING ROOM

13'2" x 12'4" (4.01m x 3.76m) with laminate flooring, skimmed walls and vaulted ceilings with spot lighting and exposed beam, open arch to reception, French doors with side panels to side garden.

RECEPTION 2 / BEDROOM

11'6" x 9'7" (3.51m x 2.92m) with laminate flooring, skimmed walls and ceilings with central lighting, window to rear, radiator, door to rear utility currently used for storage but could be converted to en-suite or alike to offer a separate living accommodation.

BEDROOM (downstairs)

11'1" x 9'2" (3.38m x 2.79m) with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator, selection of built in wardrobes on two walls.

BATHROOM

6'9" x 6'4" (2.06m x 1.93m) with laminate floors and tiled walls, smooth ceilings with central lighting, 3 piece white suite sink and wc, bath with thermostatic shower and glass screen, window to side, chrome towel radiator

LANDING

with carpets skimmed walls and ceilings which are covered with central lighting, airing cupboard, doors to:

Tel: 01656 856118

BEDROOM 2

15'2" x 11' 7" (4.62m x 3.35m 2.13m)

with carpets, skimmed / wood clad walls and smooth ceilings with central lighting, window to side, radiator, eaves storage.

BEDROOM 3

12'1" x 10'9" (3.68m x 3.28m)

with carpets, skimmed walls and ceilings with central lighting, window to side, radiator, eaves storage.

GARDENS

Front, side and rear gardens, with driveway and front lawn leading to side which is block paved with wooden shed, rear garden which is elevated lawn area with rear patio area.



Road Map



Hybrid Map



Terrain Map



Floor Plan

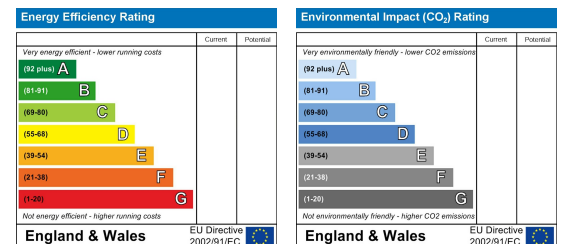


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Viewing

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.