

# HUNTERS®

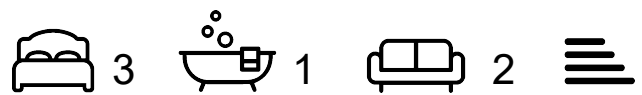
HERE TO GET *you* THERE



St. Illtyds Road

Bridgend, CF31 4JY

£150,000



Council Tax: B



# 62 St. Illtyds Road

Bridgend, CF31 4JY

£150,000



## General

The property is found in Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

## Hallway

entered through upvc door, carpets, smooth walls and ceilings with central lighting, radiator, stairs to first floor open under stair doors to:

## Lounge

13'9" x 12'7" (4.19m x 3.84m)  
with carpets, smooth walls and textured ceilings with central lighting, window to front, radiator, open arch to dining.

## Dining

8'11" x 10'6" (2.72m x 3.20m )  
with laminate flooring, smooth walls and textured ceilings with central lighting, window to rear, radiator. open arch to lounge, door to kitchen

## Kitchen

10'8" x 8'11" (3.25m x 2.72m)  
found at rear of property with tiled flooring, tiled / smooth walls and textured clad ceilings with central lighting, beech fitted kitchen with granite effect

worktops, integral electric over, hob and hood, radiator, window to rear.

## Rear Hallway / wc / store

in 3 sections with separate hallway, wc and store room, with tile flooring, skimmed walls and ceilings, toilet with wc and sink with window to rear, hallway with door to rear.

## Landing

with carpets, skimmed walls and textured ceilings with central lighting, window to side, wood banister, attic access

## Bedroom 1

13'6" x 10'7" (4.11m x 3.23m)  
Carpet, skimmed walls and textured ceilings, window to front, radiator, central light fitting, built in storage x two

## Bedroom 2

13'6" x 8'11" (4.11m x 2.72m)  
Carpet, skimmed walls and textured ceilings, window to rear, radiator, central light fitting, built in storage

## Bedroom 3

Carpet, skimmed walls and textured ceilings, window to front, radiator, central light fitting.

## Bathroom

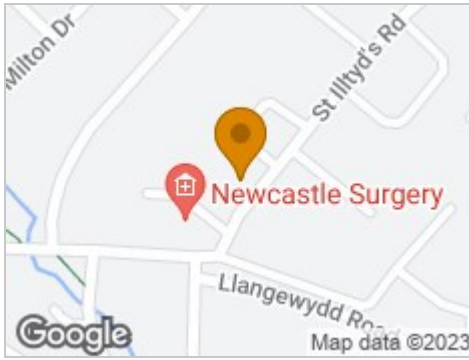
7'2" x 6'3" (2.18m x 1.91m)  
vinyl flooring, tiled /clad walls, textured ceilings, 3-piece bathroom set to include bath with mixer shower, wash hand basin and WC, window to rear, central lights, radiator,

## Garden

Large triangular shaped garden with patio against house with steps leading to rear lawn / chipped area, side access.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

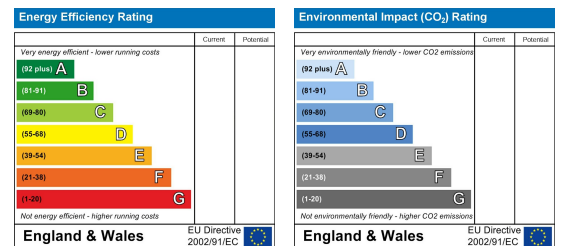


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## Viewing

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.