

# HUNTERS®

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## Glan-Y-Nant

Pencoed, Bridgend, CF35 6TG

£279,000



Council Tax: D



# 12 Glan-Y-Nant

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## General

The property is found in the Hendre 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

With carpets, papered walls and textured ceilings, central light fitting, radiator, two utility cupboards, doors to:

## Kitchen / Dining

20'00" x 7'10" (6.10m x 2.39m )

with laminate effect vinyl flooring, papered / tiled walls & smooth ceilings, central light fitting, window to front & side, selection of base and wall units in beech colour with oak effect worktops, integral sink and drainer, free standing oven with hood, dishwasher, washing machine and fridge freezer to stay.

## Lounge

15'10" x 12'7" (4.83m x 3.84m)

with carpets, papered walls & smooth ceilings which are coved with central light fitting, large UPVC window to the front, radiator, wood fire surround with marble back panel & hearth with gas fire.

## Dining / Bedroom

11'9" x 10'2" (3.58m x 3.10m)

Carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, French doors with side panel to rear.

## WC

with laminate effect flooring, skimmed / tiled walls and textured ceilings which are coved with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

## Downstairs Bedroom

12'00" x 9'6" (3.66m x 2.90m)

with carpets, smooth walls and textured ceilings which are coved, central & spot light fittings, upright radiator, open arch to dressing room.

## Dressing Room

10'8" x 6'4" (3.25m x 1.93m)

with carpets, smooth walls and ceilings with spot lighting and skylight, built in wardrobes with sliding mirror doors, French doors and window to rear garden, door to wet room.

## Wet Room

10'8" x 6'8" (3.25m x 2.03m)

fitted as wet room with non slip flooring, tiled walls and smooth ceilings with spot lighting, 2 piece suite, WC and sink built into vanity storage, electric shower, radiator, window to rear.

## Landing

Carpets, papered walls and textured ceilings, central light fitting, wood bannister, airing cupboard.

### Bedroom 1

12'9" x 11'7" (3.89m x 3.53m)

Carpets, smooth walls and ceilings, central light fittings, radiator, window to rear, selection built in wardrobes with mirror doors, eaves storage.

### Bedroom 2

12'00" x 11'7" (3.66m x 3.53m)

Carpets, smooth walls and textured ceilings, central light fittings, radiator, window to rear, selection built in wardrobes with mirror doors, eaves storage.

### Bathroom

6'4" x 5'10" (1.93m x 1.78m)

with carpets, tiled walls and skimmed ceilings with central lighting, 2 piece suite, Wc, sink built into vanity, glass cubicle with electric shower, radiator, skylight in ceiling.

### Gardens

A wrap around garden with side and rear sections, block paved area against rear of property off the dining and dressing rooms, leading to a further seating area with section of decorative chip and slate, mature borders with established trees, side access to driveway.

Front enclosed garden with concrete driveway extending to the side of the property and leading to a single garage with electric roller shutter door, power and lighting.



## Road Map



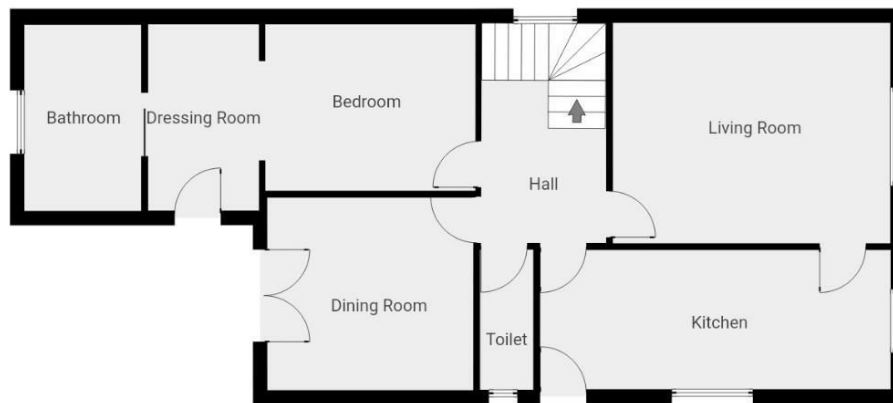
## Hybrid Map



## Terrain Map



## Floor Plan

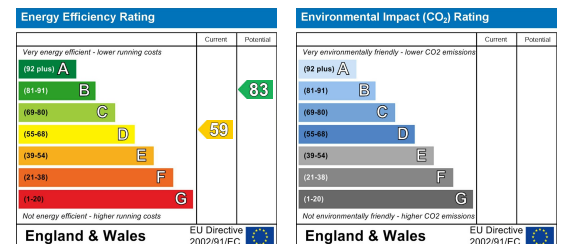


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## Viewing

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.