

# HUNTERS<sup>®</sup>

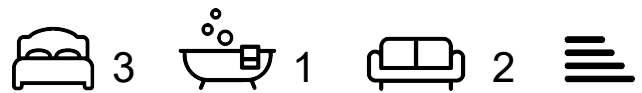
HERE TO GET *you* THERE



## Felindre Road

Pencoed, Bridgend, CF35 5PB

£245,000



Council Tax: C



# 19 Felindre Road

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## 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.

## Porch

6'8" x 4,11" (2.03m x 1.22m,3.35m)  
Porch with tiled flooring, skimmed walls and ceilings, central light fitting, two windows to sides composite front door secondary door into lounge

## Lounge

21'10" x 13'8" (6.65m x 4.17m)  
Found at front of property with laminate skimmed walls & skimmed ceilings which are coved, two central light fittings, radiator, power and TV points, brick fire surround and open fire and hearth, two UPVC windows to front, door into dining, two radiators, stairs to first floor.

## Dining

11'3" x 10'1" (3.43m x 3.07m)  
Found at rear with laminate, skimmed walls and ceilings coved, central lighting, radiator, door into kitchen and garden, wood fire surround with cast iron insert window to rear

## Kitchen

11'6" x 11'2" (3.51m x 3.40m )  
laminate flooring, skimmed walls and skimmed ceilings, central light fittings, mixture of base and wall units in shaker style light beech with granite effect worktops, integral oven, hob and hood, upvc window to rear, serving hatch to dining, wall mounted boiler, window to rear.

## Landing

Landing with varnished floorboards, skimmed walls & ceilings with exposed beams , wood banister and spindles, central light fittings, doors to:

## Bedroom 1

11'2" x 9'8" (3.40m x 2.95m )  
Found at front with varnished floorboards, skimmed walls & ceilings, central light fitting, radiator, built in wardrobes, window to front.

## Bedroom 2

11'42 x 10'11" (3.35m x 3.33m )  
with varnished floorboards skimmed walls & ceilings, central light fitting, radiators, built in shelving and storage, window to rear.

## Bedroom 3

11'6" x 7'10" (3.51m x 2.39m )  
Found at front, with carpets, skimmed walls & ceilings, central light fitting, radiators, window to front.

## Bathroom

with tiled flooring and walls, skimmed ceilings with spot light fittings , 3 piece suite wc , his and her sinks built into vanity storage and spa bath, separate shower cubicle with electric shower, UPVC window to rear.

## Gardens

Gardens to front and side with concrete sloped driveway in front leading to a single garage, large lawn area to front with further rear patio.



## Road Map



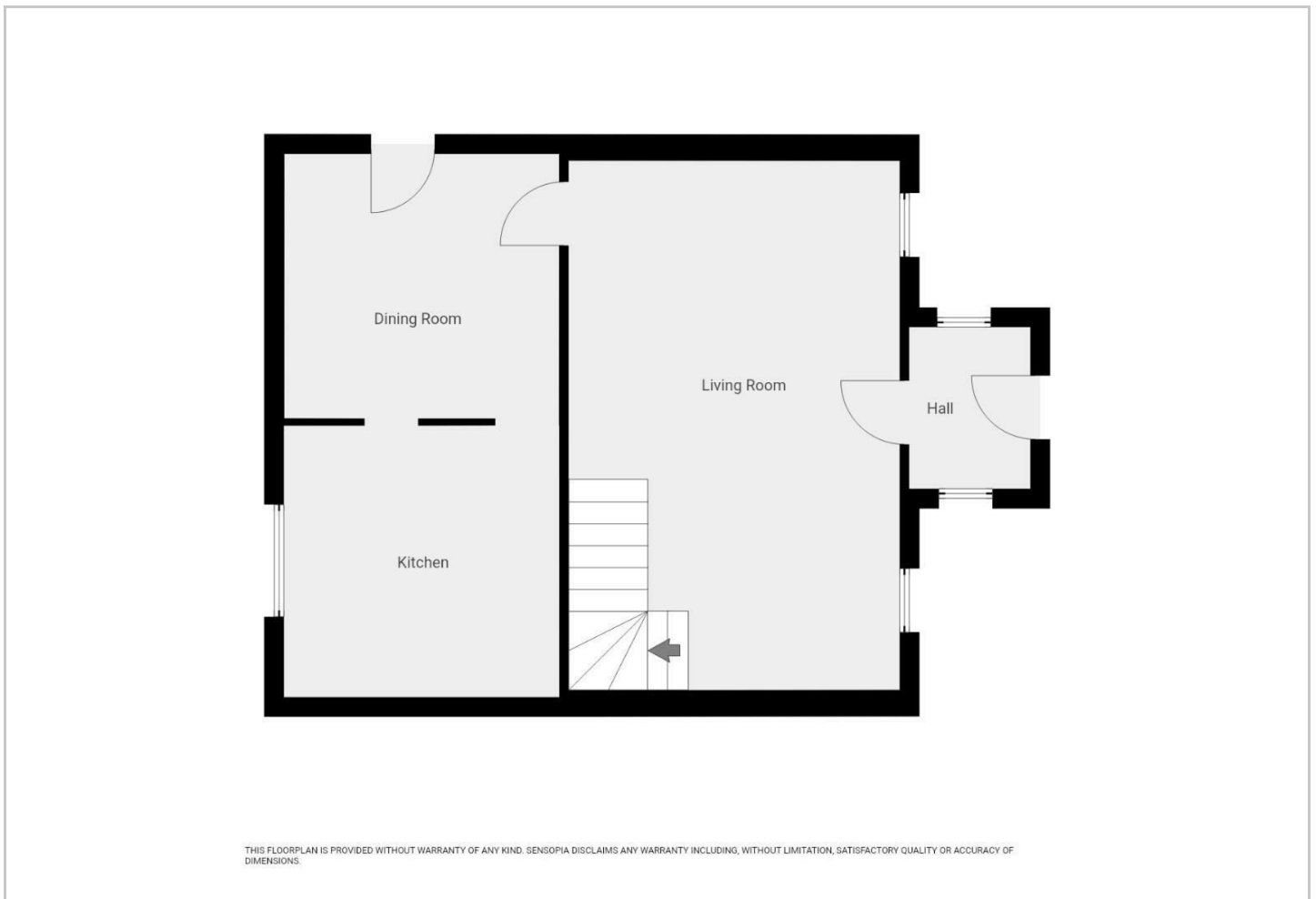
## Hybrid Map



## Terrain Map



## Floor Plan



## 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.