

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clos Penglyn

CF35 6NX

Offers In The Region Of £400,000



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Council Tax: G



# 16 Clos Penglyn

CF35 6NX

Offers In The Region Of £400,000



## 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.

## Hallway

entered through upvc front door with glass side panels, with tiled flooring, skimmed walls and textured ceilings with coving and central lighting, radiator, feature gallery landing / stairs to first floor, doors to:

## Lounge

15'7" x 13'3" (4.75m x 4.04m)

with laminate flooring, skimmed walls and textured ceilings with coving and central lights, window to front, open door to dining, radiator, moulded fire surround with marble hearth and back panel and gas fire.

## Dining

13'00" x 10'4" (3.96m x 3.15m)

with laminate flooring, skimmed walls and textured ceilings with coving and central lighting, radiator, french doors to rear.

## Reception 1 / 5th Bedroom

13'4" x 12'9" (4.06m x 3.89m)

with carpets, skimmed walls and textured ceilings with coving and two central lights, box bay window to front and French doors to side garden, radiator.

## Reception 2 / Office

7'8" x 8'8" (2.34m x 2.64m)

with carpets, skimmed walls and textured ceilings with coving and central lighting, radiator, window to side.

## Kitchen

16'2" x 10'2" (4.93m x 3.10m)

with tiled flooring, skimmed walls and textured ceilings which are covered with spot lighting, radiator, selection of base and wall units in a lime oak shaker style and granite effect worktops with tiled splash back, electric oven, hob and hood, sink with mixer tap, window to rear, door to utility.

## Cloakroom

off hallway with tiled flooring, skimmed walls and textured ceilings which are covered with central lighting, hand wash basin and wc,, radiator, window to front.

## Utility

with tiled flooring, skimmed walls and textured ceilings with which are covered with central lighting, selection of base and wall units with white worktop, plumbing for washing machine, wall mounted boiler, radiator, window and door to rear side.

## Reception 3

11'00" x 6'7" (3.35m x 2.01m)

with tiled flooring, skimmed walls and corrugated roof with central fan lighting, radiator, French doors to side garden.

## Workshop

11'0" x 6'7" (3.35m x 2.01m)

Tiled flooring and skimmed walls with textured ceilings, central lighting, window to side, radiator.

## Garage (part converted)

19'00" x 9'0" (5.79m x 2.74m)

Part converted garage with concrete floors, skimmed walls and boarded ceilings, garage door still present but boarded internally, rear window and door to garden, power and lighting.

Tel: 01656 856118

### Landing

with carpets, skimmed walls and textured ceilings which are covered with central lighting, wood bannister with spindles, attic access, window to front, doors to:

### Master Bedroom

13'3" x 11'10" (4.04m x 3.61m )

with laminate flooring, skimmed walls and ceilings which are covered with central lighting, window to front, radiator, door to ensuite.

### Ensuite

with vinyl flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc, sink and separate shower cubicle with thermostatic shower and glass screen, radiator, window to side.

### Bedroom 2

15'8" x 9'11" (4.78m x 3.02m)

with laminate flooring, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator, door to ensuite.

### Ensuite 2

with vinyl flooring, skimmed walls and textured ceilings with central lighting, 2 piece suite wc, sink and separate shower cubicle with thermostatic shower and glass screen, radiator, window to side.

### Bedroom 3

11'7" x 9'6" (3.53m x 2.90m )

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator.

### Bedroom 4

13'6" x 8'00" (4.11m x 2.44m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to front, radiator.

### Bathroom

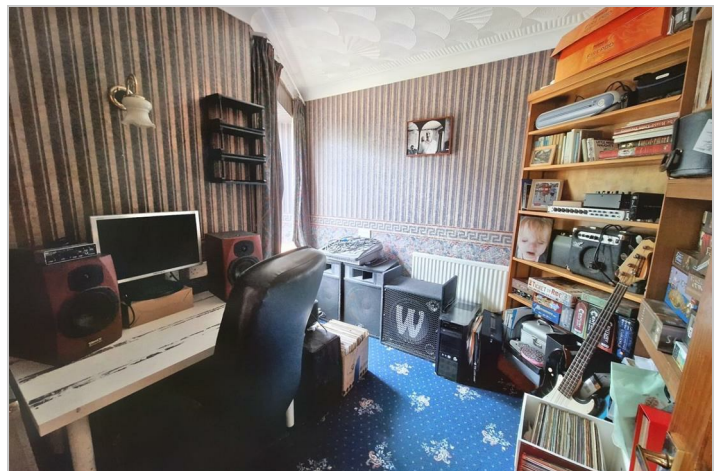
9'4" x 7'8" (2.84m x 2.34m )

with vinyl, skimmed walls and textured ceilings which are covered with central lighting, 3 piece suite wc, sink built into vanity storage and bath with thermostatic shower and glass screen, window to rear, radiator.

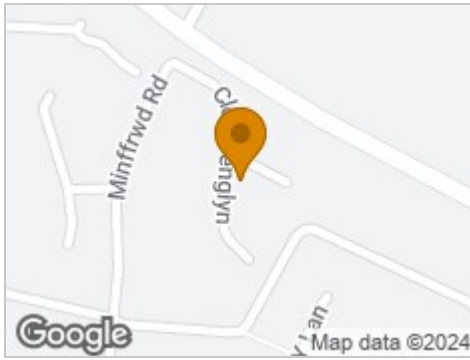
### Gardens

Corner garden with large patio against the property leading to a circular artificial grass area in the centre surrounded by slate chippings, with a few mature trees, side access to front and rear access to garage.

Front open garden with block paved driveway for 3 cars, further parking in front of ,and to the side of the garage found at rear.



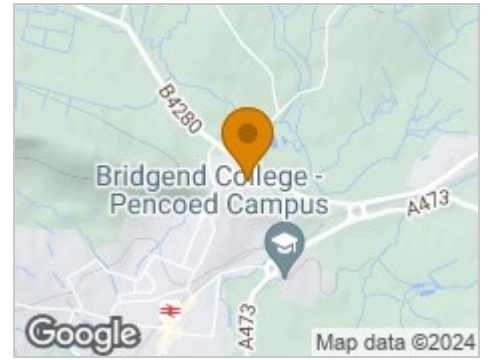
## Road Map



## Hybrid Map



## Terrain Map



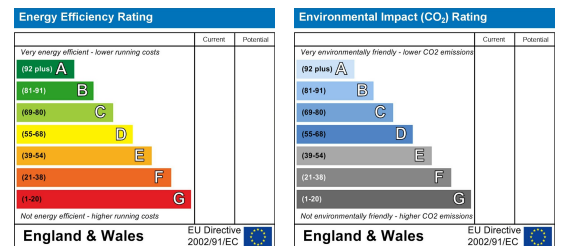
## Floor Plan



## 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.