

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Minffrwd Road

Pencoed, Bridgend, CF35 6RL

£175,000



Council Tax: B





# 8 Minffrwd Road

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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.

## Lounge / Dining

21'6" x 14'10" (6.55m x 4.52m)  
with laminate flooring, skimmed walls and textured ceilings central lighting, window and door to front, two radiators, stairs to first floor under stair storage.

## Kitchen

15'7" x 5'11" (4.75m x 1.80m)  
with laminate effect flooring, smooth walls and textured ceilings, central light fitting, window and door to rear, selection of base and wall units ivory gloss with marble effect worktops, space for fridge freezer, cooker and washing machine, hood already in place.

## Bathroom

11'10" x 4'10" (3.61m x 1.47m)  
with laminate flooring, tiled walls and textured ceilings with central lighting, 3 piece suite sink, wc, bath with over bath thermostatic shower, window to rear, radiator.

## Landing

carpets, with skimmed walls and textured ceilings, central light fitting, doors to:

## Bedroom 1

13'8" x 11'6" (at widest) (4.17m x 3.51m (at widest))  
with exposed floorboards, skimmed walls and textured ceilings with central lighting, window to rear, radiator.

## Bedroom 2

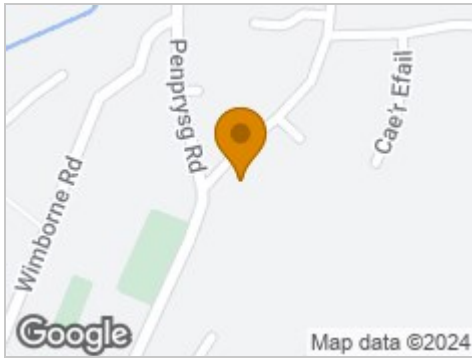
10'1" x 9'11" (3.07m x 3.02m)  
with exposed floorboards, skimmed walls and textured ceilings with central lighting, window to front, radiator.

## Garden

South facing enclosed garden with block paved patio against property leading to rear chipped area.



## Road Map



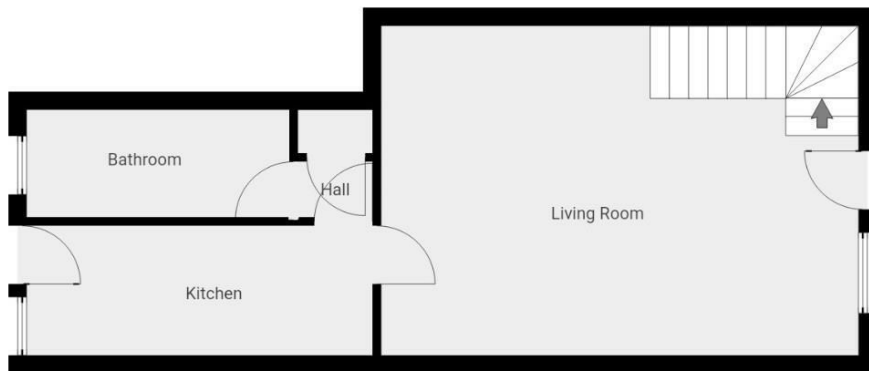
## Hybrid Map



## Terrain Map



## Floor Plan

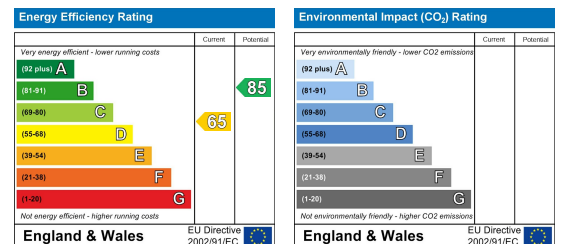


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## Viewing

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.