

HUNTERS[®]

HERE TO GET *you* THERE



Dol Wen

Pencoed, CF35 6RS

Offers Over £220,000



Council Tax: C



4 Dol Wen

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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.

Porch / Hallway

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, stairs to first floor, door to:

Lounge

14'2" x 12'9" (4.32m x 3.89m)

with carpets, skimmed walls and papered ceilings which are covered with central lighting, marble fireplace and hearth with electric fire, window to front, radiator.

Kitchen / Family Room

21'6" x 17'11" (6.55m x 5.46m)

with tiled flooring, skimmed walls and ceilings with spot lighting. Selection of base and wall units gloss cream with matching central island with double oven to remain, breakfast bar to one side, integral appliances including dishwasher & wine cooler all with granite effect worktops, sink & drainer, French doors to side and two windows to rear, two skylights in ceiling offering a light bright space, radiators in dining and kitchen area.

Cloakroom

with tiled flooring, papered walls and ceilings with central lighting, 2 piece suite wc and hand wash basin built into vanity storage, radiator, opaque window to side.

Landing

with carpets, skimmed walls and papered ceilings which are covered with central lighting, wood banister, attic access with loft ladder window to side, doors to:

Bedroom 1

12'6" x 10'7" (3.81m x 3.23m)

with carpets, skimmed / papered walls and papered ceilings which are covered with central lighting, radiator, selection of built in wardrobes to one side, window to front.

Bedroom 2

10'11" x 9'9" (3.33m x 2.97m)

with carpets, skimmed / papered walls and papered ceilings which are covered with central lighting, radiator, selection of built in wardrobes to one side, window to rear.

Bedroom 3

8'6" x 6'6" (2.59m x 1.98m)

with carpets, skimmed walls and ceilings with central lighting, radiator, built in storage over stairwell, window to front.

Bathroom

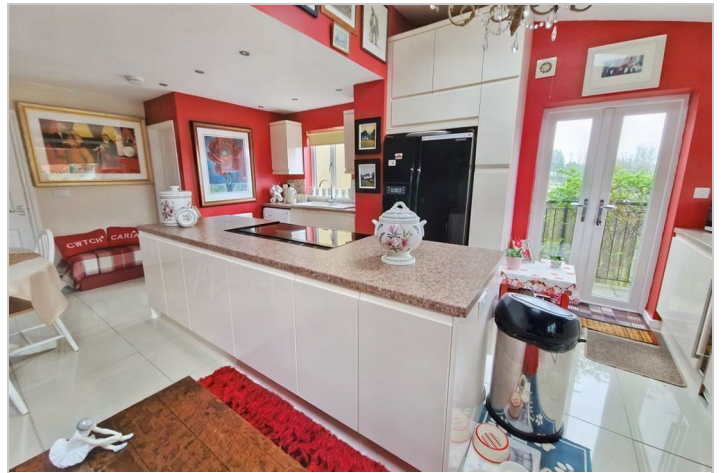
7'11" x 6'9" (2.41m x 2.06m)

with tiled flooring and walls and skimmed ceilings with spot lighting, 3 piece suite wc & sink and bath with electric shower and glass screen, chrome radiator, window to rear.

Garden

Enclosed West facing garden which is mostly patio area with some raised borders with mature trees and shrubs, large shed to stay which has power and lighting.

Open front driveway block paved for 3 cars, side concrete driveway leading to garden, gated access, electric points at front.



Road Map



Hybrid Map



Terrain Map



Floor Plan

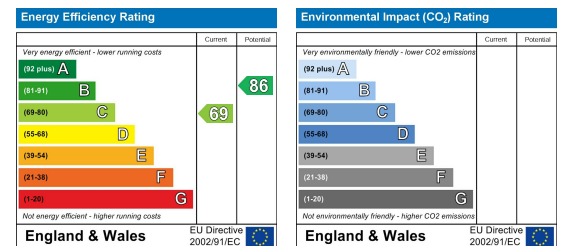


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Viewing

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.