

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



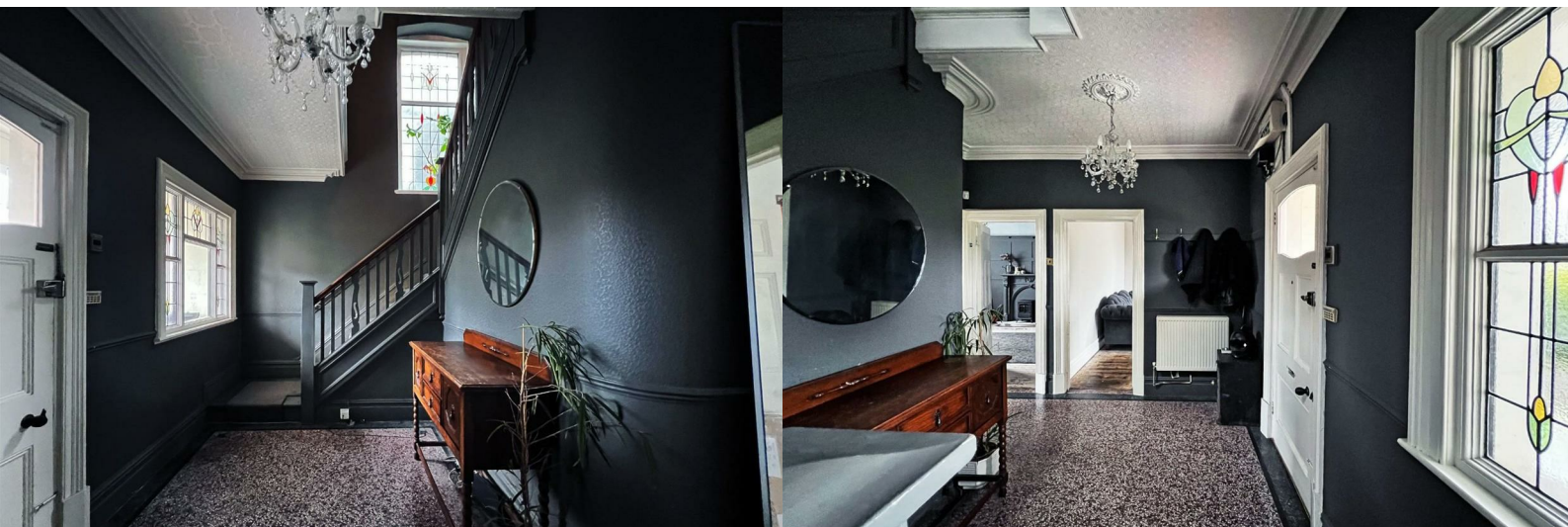
## Penybont Road

Pencoed, Bridgend, CF35 5RA

£375,000



Council Tax: F





# 12 Penybont Road

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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

feature hallway with original terazzo flooring, skimmed walls with dado rail and ceilings with original ornate coving, central lighting, radiator, stairs to first floor, wood front door and stained glass window to front porch, doors to:

## Lounge

15'00" x 13'2" (4.57m x 4.01m)

with varnished original floorboards, skimmed walls and ceilings with original ornate coving, radiator, bay window to front, lime stone fire surround and tiled hearth open with flu for wood burning stove.

## Dining

15'8" x 13'2" (4.78m x 4.01m)

with painted original floorboards, wood panelled walls and smooth ceilings with coving with original ornate coving, radiator, window to rear, wood fire surround and marble hearth

## Kitchen

15'8" x 12'00" (4.78m x 3.66m)

with tiled flooring, skimmed walls and ceilings with central lighting, radiator, selection of base and wall units shaker style in slate grey including feature fire surround above cooker, with oak worktops and tiled splash back, one and half bowl porcelain sink with mixer tap, window to rear, door into conservatory.

Pantry off kitchen with tiled flooring, selection of shelving, central lighting.

## Sunroom / Utility

10'4" x 10'1" (3.15m x 3.07m)

with tiled flooring, skimmed walls and ceilings with central lighting, radiator, two windows and a door to rear.

## Landing

with carpets, papered walls and ceilings with central lighting, wood bannister with spindles, attic with potential for conversion with current ceiling access, stained glass window to side, and doors to:

## Bedroom 1

14'6" x 11'6" (4.42m x 3.51m)

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

## Bedroom 2

13'00" x 12'4" (3.96m x 3.76m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

### Bedroom 3

14'6" x 11'6" (4.42m x 3.51m)

with varnished floorboards, papered walls and smooth ceilings which are covered with central lighting, window to rear, radiator, wall mounted boiler.

### Bedroom 4

11'11" x 11'3" (at widest) (3.63m x 3.43m (at widest))

with painted floorboards, papered walls and textured ceilings which are covered with central lighting, window to rear, radiator, storage cupboard, door to ensuite.

### Ensuite

with painted floorboards, tiled walls and papered ceilings with central lighting, radiator, window to rear, wc and hand wash basin, shower cubicle with glass screen and electric shower

### Bathroom

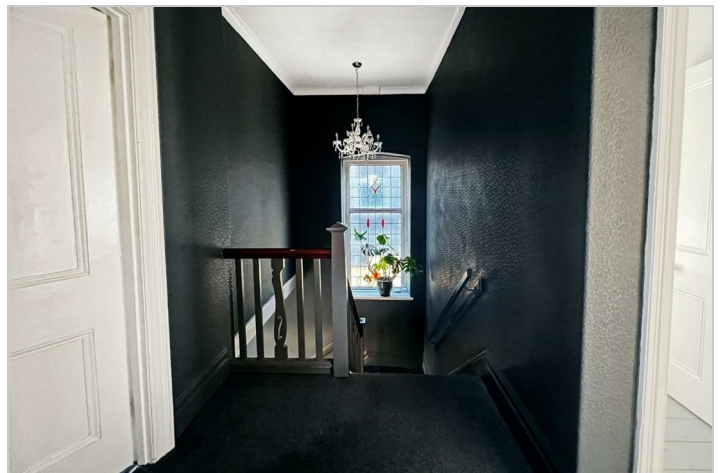
9'5" x 5'9" (2.87m x 1.75m)

with tiled flooring, tiled / skimmed walls and skimmed ceilings with central lighting, 3 piece suite wc and sink, free standing bath with mixer shower attachment, window to side, chrome column towel radiator.

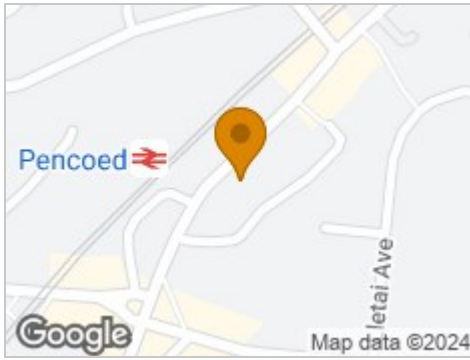
### Gardens

South facing rear gardens with patio area against the back of the house, block path down to rear lawn and double garage with chipped parking for three cars which is accessed via rear lane.

Side access to front which is enclosed with some raised vegetable beds, covered front porch with area for seating.



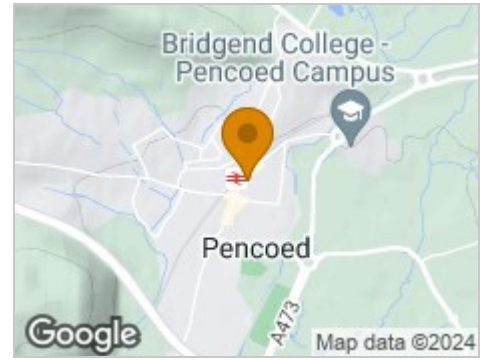
## Road Map



## Hybrid Map



## Terrain Map



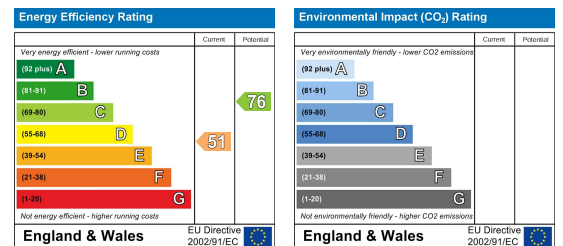
## Floor Plan



## 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.