

HUNTERS®

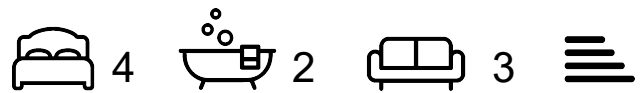
HERE TO GET *you* THERE



Alyson Way

Pencoed, Bridgend, CF35 6TP

Offers Over £275,000



Council Tax: E



20 Alyson Way

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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

with laminate flooring, skimmed walls and textured ceilings which are coved with central lighting, upvc front door, stairs to first floor, radiator, doors to:

Lounge

13'9" x 10'10" (4.19m x 3.30m)

With laminate flooring, skimmed walls & textured ceilings which are coved, two central light fittings, radiator, power & tv points, wood fire surround with marble hearth and back panel and gas fire, open arch to rear garden room.

Garden Room

12'1" x 14'1" (3.68m x 4.29m)

with tiled flooring, smooth walls and vaulted smooth ceilings with spot & side lighting and two skylights, floor to ceiling glass rear with French doors to garden, two radiators, window to side.

Kitchen

9'5" x 10'7" (2.87m x 3.23m)

Tiled effect flooring and walls, skimmed ceilings with spot light fittings, selection of base and wall units in gloss white with matching worktops, white goods to remain, sink and drainer with mixer tap, UPVC window to side and open arch to garden room.

Dining /Bedroom

12'8" x 11'1" (3.86m x 3.38m)

with original maple flooring varnished, papered walls and textured ceilings which are coved, central light fittings, radiator, window to front, under stair storage.

Study / Reception

9'9" x 8'11" (2.97m x 2.72m)

with original maple flooring varnished, papered walls and textured ceilings which are coved, central light fittings, radiator, window to front,

Bathroom

6'9" x 6'8" (2.06m x 2.03m)

vinyl flooring, panelled walls and skimmed ceilings with spot lighting, 2 piece suite, WC and sink built into vanity storage, shower cubicle with thermostatic shower, chrome towel radiator, window to side.

Landing

Carpets, smooth walls and textured ceilings which are coved, central light fitting, wood bannister, airing cupboard, built in double wardrobe space with doors.

Master Bedroom

12'5" x 10'00" (3.78m x 3.05m)

Carpets, smooth walls and papered ceilings which are coved, central light fittings, fitted wardrobes, window to front, radiator, arch to ensuite..

Ensuite

with vinyl flooring, tiled / skimmed walls and smooth ceilings with spot lighting, 2 piece suite sink and shower cubicle with electric shower and glass door, radiator.

Bedroom 2

Carpets, smooth walls and ceilings, central light fittings, radiator, window to rear, built in double wardrobe and additional storage.

Bedroom 3

Carpets, smooth walls and ceilings, central light fittings, radiator, window to front, built in double wardrobe and additional storage.

WC

with vinyl flooring, tiled walls and smooth ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator.

Garden

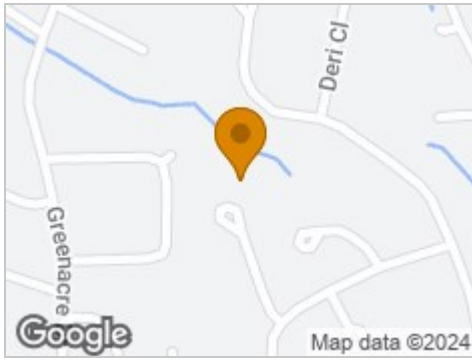
Enclosed rear garden with patio area off the back of the house leading to a raised decked area and rear chipped section, stream running beyond the picket fencing, side access to concret driveway. Single

garage with power and lighting, up and over front door, side window and door.

Front Enclosed garden with gated access, paved to front with some mature bushes.



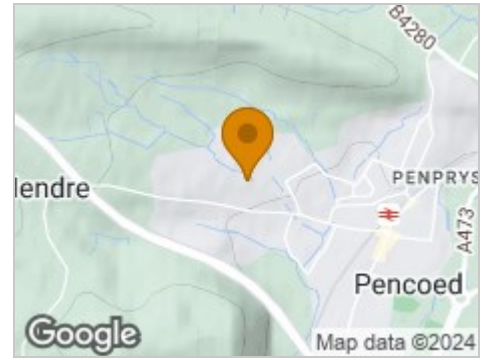
Road Map



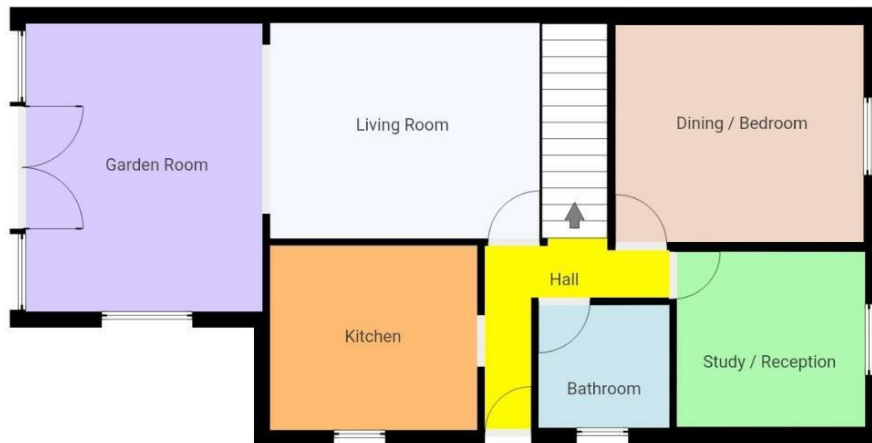
Hybrid Map



Terrain Map



Floor Plan

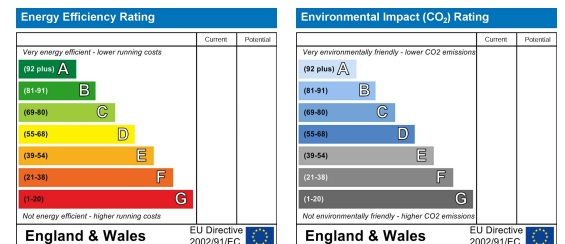


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Viewing

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.