

HUNTERS[®]

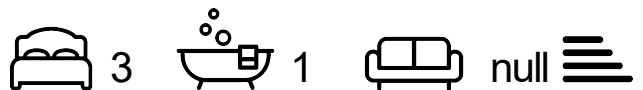
HERE TO GET *you* THERE



Penybont Road

Pencoed, Bridgend, CF35 5PT

£220,000



Council Tax: C



128 Penybont Road

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£220,000



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 composite front door, with real wood flooring, skimmed walls and textured ceilings and central lighting, door to:

Lounge

23'10" x 14'9" (at widest) (7.26m x 4.50m (at widest))

with real wood flooring, skimmed walls and textured ceilings with central lighting, bay window to front and French doors to rear, two radiators, feature entertainment wall with lighting and tv, separate wood burning stove set on slate hearth with oak mantle, stairs to first floor.

Kitchen / Dining

17'4" x 10'3" (combined) (5.28m x 3.12m (combined))

with tiled flooring, skimmed walls and ceilings with central & spot lighting. Selection of base and wall units light oak colour with granite effect worktops, integral induction hob and electric oven and hood,

sink & drainer, two windows to rear and side, with French doors to rear, radiator, under stair storage

Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister with spindles, doors to:

Bedroom 1

11'2" x 9'2" (3.40m x 2.79m)

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

Bedroom 2

10'3" x 9'3" (3.12m x 2.82m)

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

Bedroom 3

10'3" x 5'8" (3.12m x 1.73m)

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

Bathroom

9'7" x 9'2" (2.92m x 2.79m)

with TLC luxury floor tiles and tiled walls, smooth ceilings with spot lighting, 3 piece suite sink & wc built into vanity, bath with shower attachment, separate shower cubicle with glass screens and thermostatic shower, upright radiator, built in cupboards with door, window to rear.

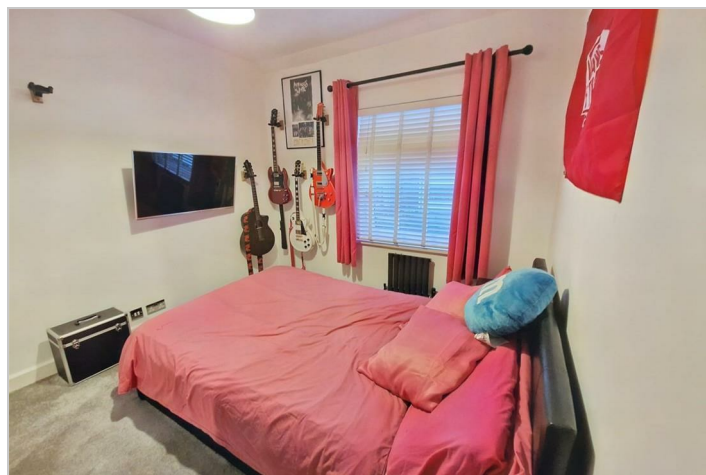
Garden

South facing garden with decked terrace at rear of property with steps to rear area which has been covered in a membrane ready to be landscaped, rear lane access.

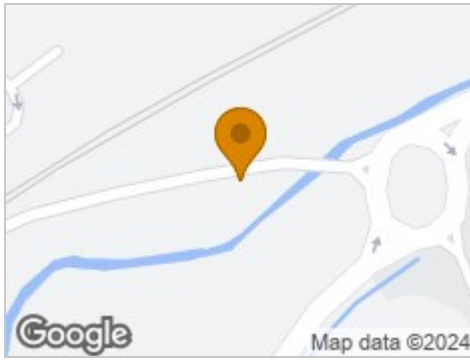
Studio

17' x 9' (5.18m x 2.74m)

Purpose built soundproof room currently being used as a music studio but can also be used as an office with power, lighting, internet and security alarm. It was built using specific sound proof materials.



Road Map



Hybrid Map



Terrain Map



Floor Plan

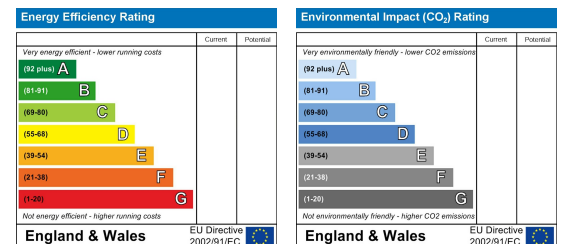


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Viewing

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.