

HUNTERS®

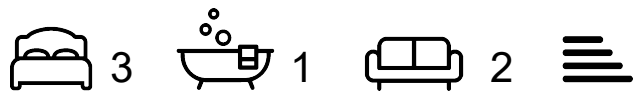
HERE TO GET *you* THERE



Felindre Road

Pencoed, Bridgend, CF35 5PB

£375,000



Council Tax: E



13 Felindre Road

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£375,000



General

The property is found in the Felindre 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 carpets, papered walls and ceilings which are coved, side light fittings, radiator, stairs to first floor, doors to:

Lounge

18'01" x 13'10" (5.51m x 4.22m)
with carpets, papered walls & ceilings which are coved, central light fitting, 3 large windows to front, two radiators, marble hearth with open.

Dining

14'2" x 9'0" (4.32m x 2.74m)
with carpets, papered walls and ceilings which are coved with central lighting, radiator, patio doors to rear garden.

Kitchen

14'3" x 8'11" (4.34m x 2.72m)
Located at the rear of the property, fitted kitchen formica green base and wall units and granite effect worktops, sink with drainer, gas hob, double electric

oven, laminate flooring, tiled walls and skimmed ceilings, central light fittings, UPVC window to side.

Utility

with vinyl flooring, skimmed walls and ceilings with central lighting, plumbing for washing machine with worktop, wall mounted boiler, window to rear.

Rear Hallway & Cloakroom

rear hallway with vinyl flooring and tiled walls, door to rear, door to cloakroom. Cloakroom with vinyl flooring, tiled walls and smooth ceilings with central lighting, 2 piece suite wc and hand wash basin, window to rear.

Bedroom 1

17'00" x 12'00" (5.18m x 3.66m)
Carpets, papered walls and ceilings with central light fittings, radiator, window to front

Bedroom 2

11'11" x 12'1" (3.63m x 3.68m)
Carpets, papered walls and ceilings, central light fittings, radiator, built in wardrobes to one side, window to rear

Bathroom

10'7" x 6'4" (3.23m x 1.93m)
vinyl flooring, tiled walls and skimmed ceilings, 3 piece suite, WC and sink built into vanity storage, walk in shower cubicle with thermostatic shower, and glass screens, central light fitting, chrome towel rail & radiator, window to rear.

Landing

with carpets, papered walls and ceilings which are coved with central lighting, airing cupboard, door to large attic area which is boarded.

Tel: 01656 856118

Bedroom 3

18'00" x 14'00" (5.49m x 4.27m)

Carpets, skimmed walls and papered ceilings with, central light fittings, radiator, window to front.

Gardens

Large plot size with enclosed front garden with mature hedges and borders, blocked paved driveway for 2-3 cars and path leading to front door, side drive leading to single garage with up and over front door.

Enclosed rear garden with patio against house and large extending lawn, with mature trees and borders giving privacy, rear vegetable patch and greenhouse, access to front via side.



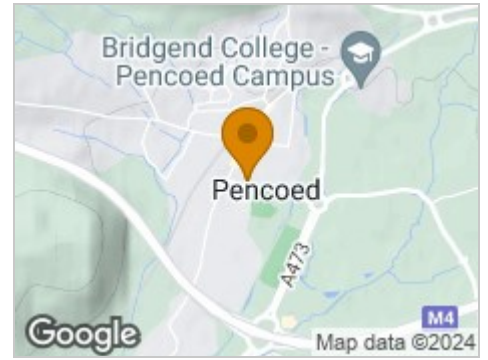
Road Map



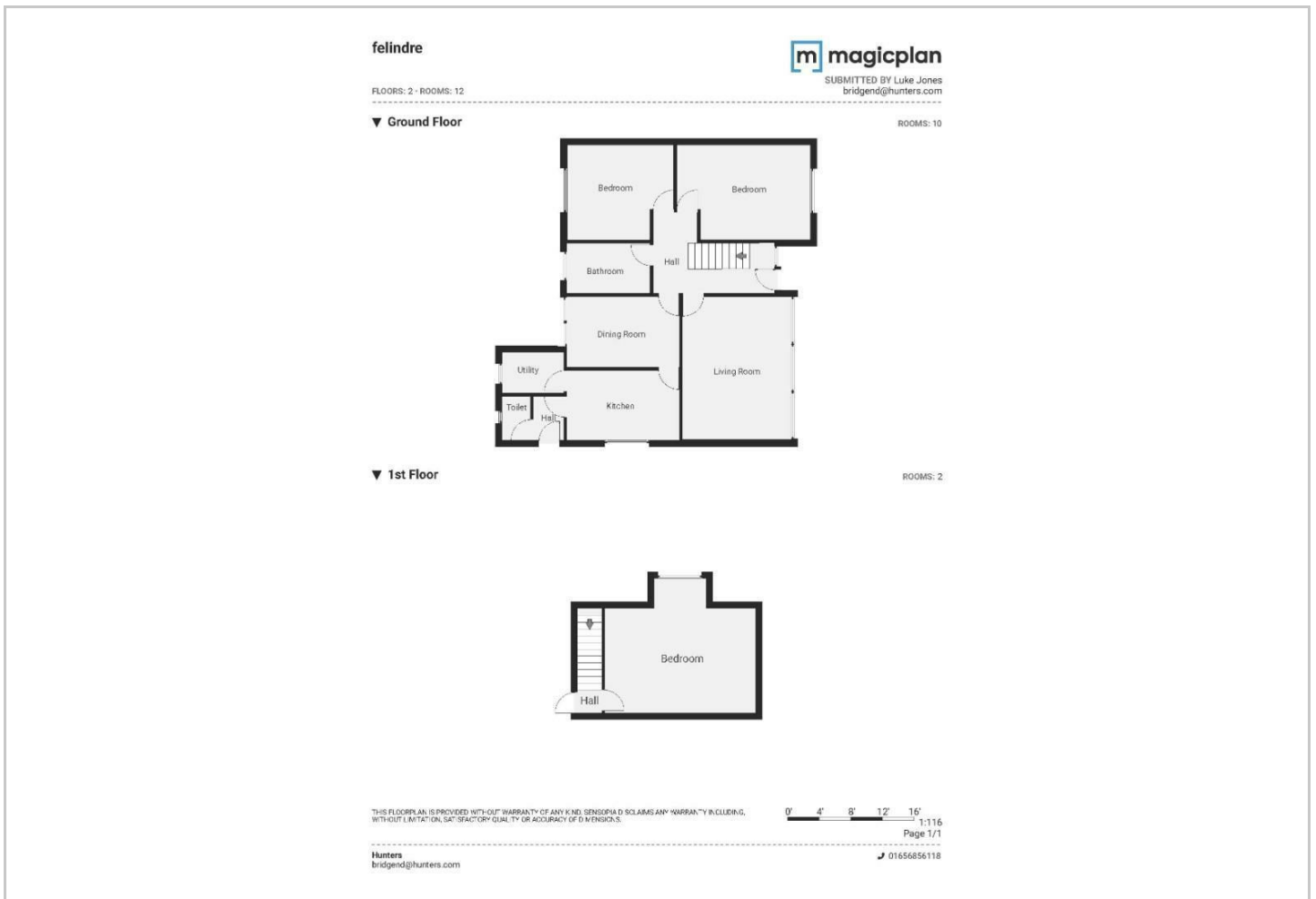
Hybrid Map



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.