

HUNTERS®

HERE TO GET *you* THERE



Lletai Avenue

Pencoed, Bridgend, CF35 5PW

£190,000



Council Tax:



18 Lletai Avenue

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£190,000



General

The property is found 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 upvc front door, with carpets, papered walls and ceilings with central lighting, radiator, stairs to first floor.

Lounge

15'3" x 11'10" (4.65m x 3.61m)
with carpets, papered walls and textured ceilings which are covered with central lighting, two windows to front, radiator, wood fire surround with marble hearth and back panel with electric fire.

Kitchen / Dining

15'6" x 8'8" (4.72m x 2.64m)
with carpet / vinyl flooring, smooth walls and skimmed ceilings with central lighting, radiator. Selection of base and wall units in light oak colour with marble effect worktops, sink & drainer, window and door to rear, extra pantry storage with it's own window.

Landing

with carpets, papered walls and ceilings with central lighting, wood banister, attic access, doors to:

Bedroom 1

12'0" x 9'3" (3.66m x 2.82m)
with carpets, papered walls with picture rail and textured ceilings with central lighting, radiator, window to rear.

Bedroom 2

10'00" x 9'8" (at widest) (3.05m x 2.95m (at widest))
with carpets, papered walls with picture rail and textured ceilings with central lighting, radiator, window to front, built in storage.

Bedroom 3

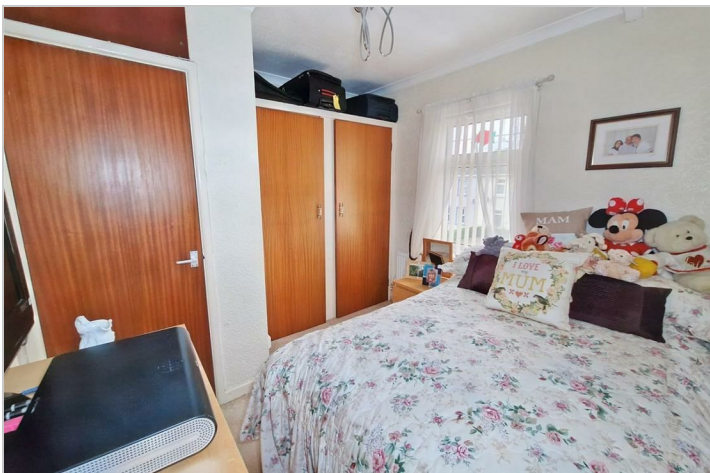
8'9" x 8'2" (2.67m x 2.49m)
with carpets, papered walls with picture rail and textured ceilings with central lighting, radiator, window to rear.

Bathroom

with carpets and tiled / textured walls and ceilings with central lighting, 2 piece white sink set in vanity storage and wc, double shower cubicle with thermostatic shower and glass screen, window to front, chrome towel radiator.

Garden

South facing enclosed garden with patio against house and lawn to middle, with vegetable patches and beds to rear, side access to front which has tarmac driveway for 3 cars to front.



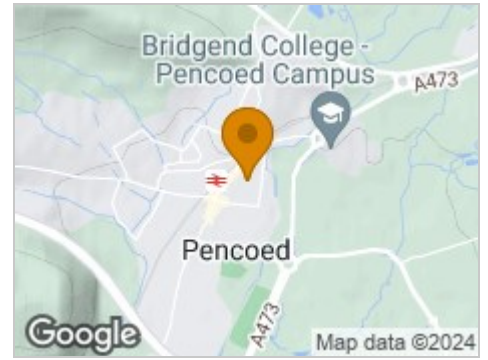
Road Map



Hybrid Map



Terrain Map



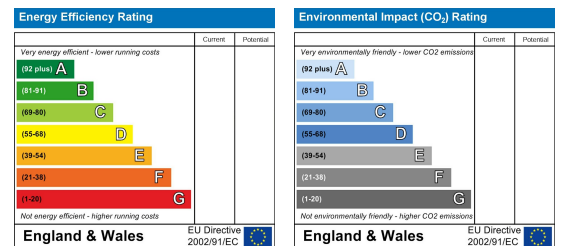
Floor Plan



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.