

# HUNTERS®

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## Pant Ardwyn

Pencoed, CF35 6LJ

Offers In The Region Of £284,000



Council Tax: E



# 21 Pant Ardwyn

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## ENTRANCE HALL

Carpets, skimmed walls & ceilings which are coved, central light fittings, radiator, stair to first floor, composite door with side panel, under stair cupboard

## LIVING ROOM

13'3" x 10'9" (4.04 x 3.28)

With laminate, skimmed walls & ceilings which are coved, central light fittings, radiator, power & tv points, UPVC window to front open arch to dining, marble fireplace with hearth and back panel and electric fire.

## KITCHEN / DINING

19'0" x 11'0" (5.79 x 3.35)

Tiled floor to kitchen laminate to dining, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in white gloss with grey walnut effect worktops and tiled backsplash, sink and drainer with mixer tap, built in oven, halogen hob and electric hood, integral fridge freezer and washing machine, UPVC window and door to rear garden off kitchen, patio doors to conservatory off dining

## CLOAKROOM

With vinyl floors, skimmed walls and ceilings with central lighting, 2 piece suite with wc and hand wash basin built into vanity, window to front and radiator.

## CONSERVATORY

12'4" x 11'8" (3.76 x 3.56)

Victorian style with tiled floors, side lighting, french doors to rear, radiator.

## LANDING

which is carpeted, skimmed walls and ceilings,

central light fitting, power points, radiator, attic access, wood spindles on staircase, window to side.

## MASTER BEDROOM

13'6" x 11'3" (4.11 x 3.43)

With laminate, skimmed walls and ceilings, central light fittings, radiator, UPVC window to front views, selection of built in wardrobes.

## ENSUITE BATHROOM

9'1" x 3'3" (2.77 x 0.99)

Vinyl floors and skimmed walls and ceilings with central lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screens and thermo static shower radiator, window to side.

## BEDROOM 2

11'2" x 10'7" (3.40 x 3.23)

With laminate, skimmed walls and ceilings, central light fittings, radiator, UPVC window to rear views.

## BEDROOM 3

With laminate, skimmed walls and ceilings, central light fitting, radiator, UPVC window to rear views.

## BATHROOM

8'1" x 6'9" (2.46 x 2.06)

Vinyl floors, half tiled walls and skimmed ceilings, central light fittings, 3 piece white suite sink, bath, basin into vanity and wc, radiator, airing cupboard, UPVC frosted window to side.

## REAR GARDEN

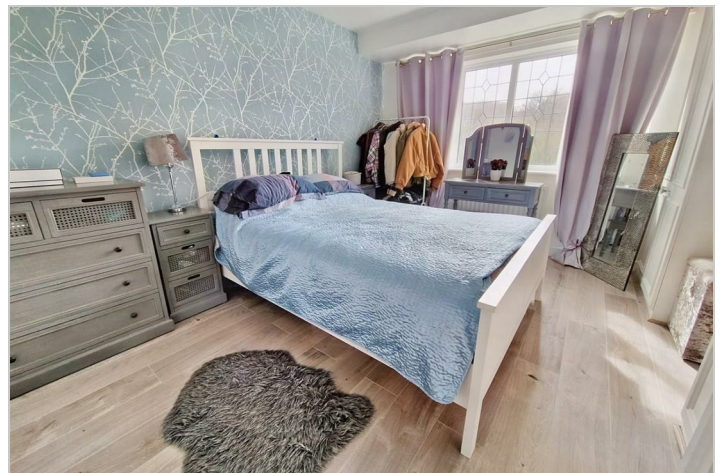
Enclosed rear garden with lawn and decked areas, some borders, side access.

## CONVERTED GARAGE

16'9" x 8'3" (5.11 x 2.51)

Tel: 01656 856118

with laminate to floor, skimmed walls and ceilings with spot lighting, door to side and window to front, power points and electric heating.



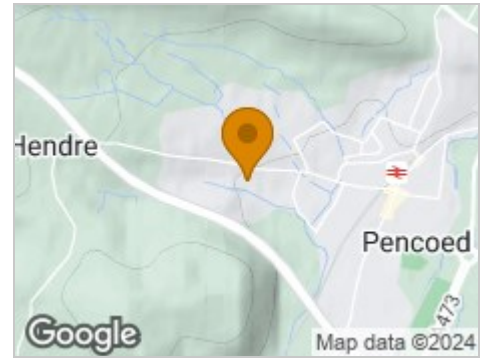
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

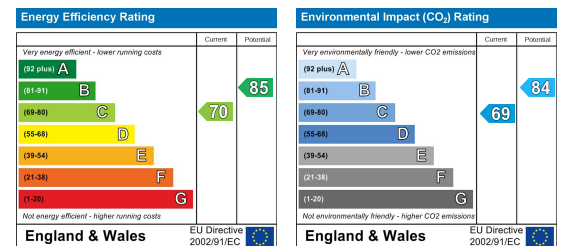


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## Viewing

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.