

# HUNTERS<sup>®</sup>

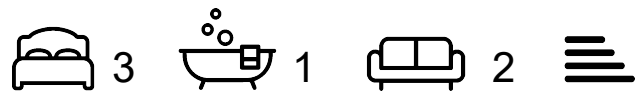
HERE TO GET *you* THERE



## Cefn Coed

Bridgend, CF31 4PH

£210,000



Council Tax:





# 14 Cefn Coed

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## General

The property is found in the Bryntirion area of Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

## LOUNGE

16'5" x 16'0" (5.00m x 4.88m )

## KITCHEN DINING

16'11" x 11'7" (5.16m x 3.53m )

## UTILITY

13'8" x 9'0" (4.17m x 2.74m )

## CLOAKROOM

## CONVERTED GARAGE ROOM

9'8" x 9'0" (2.95m x 2.74m )

## BEDROOM 1

13'6" x 9'8" (4.11m x 2.95m )

## BEDROOM 2

13'11" x 9'3" (4.24m x 2.82m )

## BEDROOM 3

10'4" x 7'2" (3.15m x 2.18m )

## BATHROOM

8'3" x 6'6" (2.51m x 1.98m )



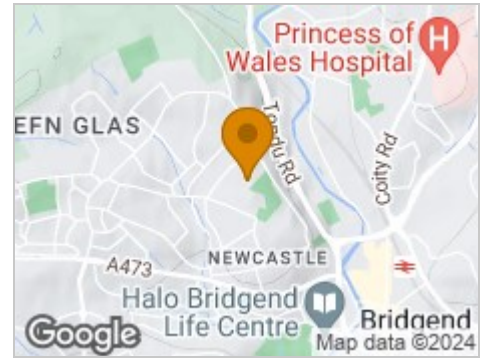
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

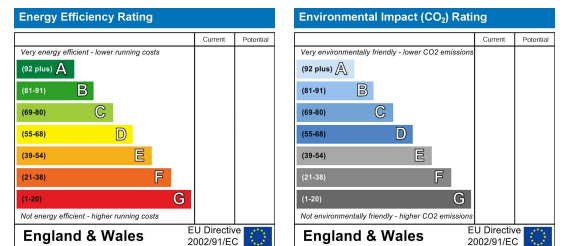


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## Viewing

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.