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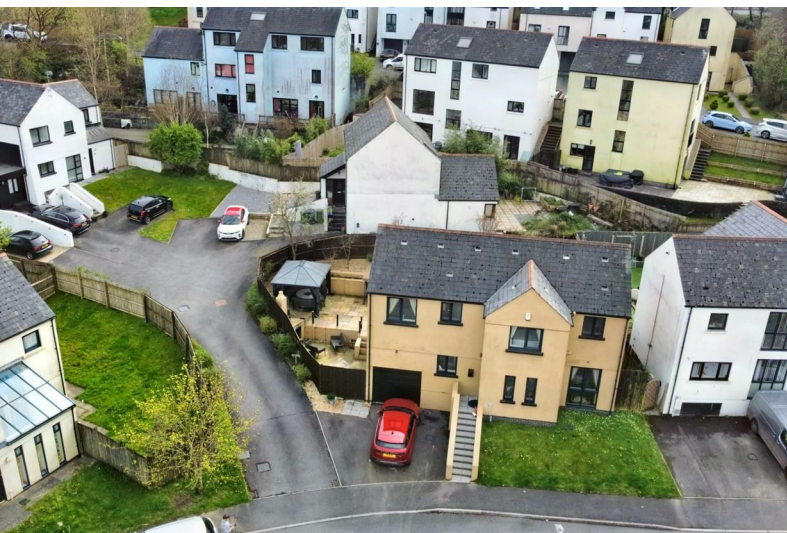
Duffryn Oaks Drive

Pencoed, Bridgend, CF35 6LZ

£399,995



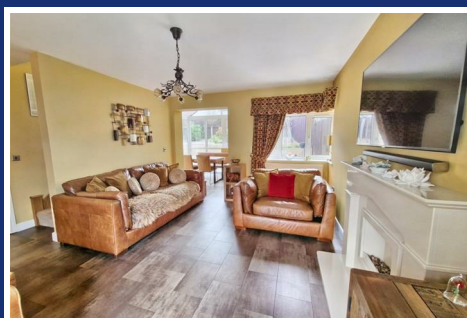
Council Tax:



6 Duffryn Oaks Drive

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General

The property is found in the Hendre 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 tile effect LVT flooring, skimmed walls and ceilings with central lighting, composite front door with side panel, window to front, radiator, doors to:

Cloakroom

Off the hallway, with tile effect LVT flooring, skimmed walls and ceilings, radiator, extractor fan, window to front central light fitting, white 2 piece suite wc & sink.

Lounge

17'4" x 16'4" (at widest) (5.28m x 4.98m (at widest)) with tile effect LVT flooring, skimmed walls and ceilings with central light fitting, two radiators, full length window to front, window to rear, open arch to dining, stairs to first floor, coat cupboard near entrance.

Dining / Garden Room

8'11" x 8'6" (2.72m x 2.59m)

with tile effect LVT flooring, skimmed walls & feature

vaulted ceilings with spot lighting, radiator, power points, central light fittings, French doors and side windows into garden.

Kitchen

12'6" x 11'10" (3.81m x 3.61m)

Tiled effect LVT flooring, skimmed walls & ceilings, radiator, central light fitting, selection of base and wall units in matt cream shaker style with dark walnut effect worktops and matching backsplash, sink and drainer with mixer tap, gas hob, electric oven, with extractor hood, integral dishwasher, fridge & freezer, matching central island with breakfast bar seating, French doors with side window to rear. under stair utility cupboard.

Utility

8'11" x 4'1" (2.72m x 1.24m)

with tile effect LVT flooring, skimmed walls and ceilings with central lighting, matching base and wall units to kitchen, dark walnut effect worktop with sink and drainer, plumbing for washing machine, radiator, window to front.

Landing

area which is carpeted, skimmed walls & ceilings, 2 central light fittings, attic access, wood banister with glass inserts, full length window to rear, solid wood doors to:

Master Bedroom

17'00" x 10'1" (5.18m x 3.07m)

With carpets, skimmed walls & ceilings, two central light fittings, radiator, window to front and French doors to Juliette balcony to rear, door to ensuite

Ensuite

7'10" x 4'3" (2.39m x 1.30m)

with tiled floors, skimmed / tiled walls & ceilings, 2 piece white suite sink & wc built into vanity storage, separate shower cubicle with glass door and thermostatic shower, extractor fan, central light fitting, chrome towel radiator, window to front.

Bedroom 2

9'11" x 9'1" (3.02m x 2.77m)

With carpets, skimmed walls & ceilings, central light fitting, radiator, window to front.

Bedroom 3

12'2" x 8'1" (3.71m x 2.46m)

With carpets, skimmed walls & ceilings, central light fitting, radiator, two windows to rear.

Bedroom 4

8'11" x 8'4" (2.72m x 2.54m)

With carpets, skimmed walls & ceilings, central light fitting, radiator, window to rear.

Bathroom

8'10" x 7'9" (2.69m x 2.36m)

Tiled floor, tiled / skimmed walls, skimmed

ceilings, 3 piece white suite, sink built into vanity storage, wc, free standing bath, separate double walk in shower with mirror shower screens and thermostatic shower, chrome towel radiator, window to front.

Garden

Landscaped gardens to side and rear, with patio area off rear of house across the back, steps leading to decorative chipped area with some trees and bushes, with integral flower beds in retaining wall. steps down to the side with additional seating area with purpose built fireplace and chimney, side gated access.

Garage

Integral garage which is built into the property under the left side with up an over front door, concrete floors with power and lighting, driveway for at least 2 cars.



Road Map



Hybrid Map



Terrain Map



Floor Plan

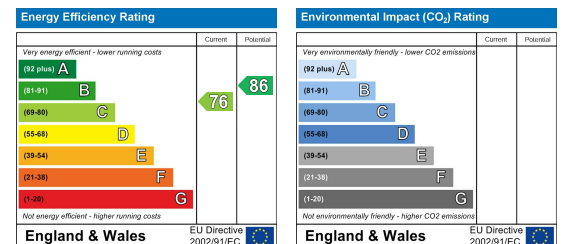


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Viewing

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.