

HUNTERS[®]

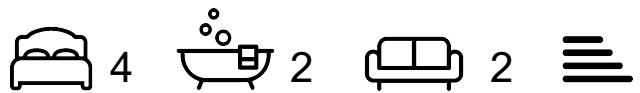
HERE TO GET *you* THERE



Deri Avenue

Pencoed, Bridgend, CF35 6TU

£350,000



Council Tax: E



9 Deri Avenue

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£350,000



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.

Kitchen

19'9" x 7'10" (6.02m x 2.39m)
with tiled flooring, smooth walls & ceilings, central light fittings, window to front & side, selection of base and wall units in cream gloss with granite effect worktops, integral sink and drainer, Belling range double oven with hood, white goods including dishwasher, washing machine, American style fridge/freezer plus free standing matching furniture all available under separate negotiation.

Hallway

With carpets, smooth walls and ceilings, central light fitting, radiator, under stair cupboard, doors to:

Lounge

15'6" x 12'8" (4.72m x 3.86m)
with laminate flooring, smooth walls & wood paneled ceilings with central light fitting, large UPVC picture window to the front, radiator, marble hearth and surround with gas fire place.

Cloakroom

7'10" x 2'11" (2.39m x 0.89m)
with laminate effect flooring, tiled walls and textured ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, opaque window to side.

Reception / Bedroom 3

11'11" x 9'8" (3.63m x 2.95m)
Laminate effect vinyl, smooth walls and ceilings which are coved, central light fittings, radiator, open arch to garden room.

Garden Room

20'00" x 11'3" (6.10m x 3.43m)
with tiled flooring, smooth walls and ceilings with central lighting and skylight, granite hearth with wood fire surround, two sets French doors with recently fitted wooden shutters to rear garden, window to side.

Reception / Bedroom 4 (Downstairs)

11'10" x 10'9" (3.61m x 3.28m)
with laminate flooring, smooth walls and ceilings which are coved, central light fittings, radiator, window to side.

Landing

Carpets, skimmed walls and ceilings, central light fitting, wood banister, airing cupboard housing combi boiler, skylight window.

Master Bedroom

23'6" x 16'8" (at widest points) (7.16m x 5.08m (at widest points))
Carpets, smooth walls and ceilings, central light fittings, two contemporary tall radiators each side of French doors onto Juliette balcony to rear, spacious

fitted wardrobes with mirror doors to one side, eaves storage to opposite side, two skylight windows in ceiling, door to ensuite..

Ensuite

with non slip flooring, tiled walls and smooth ceilings with side lighting, 3 piece suite, WC and sink and bath with mixer shower, chrome towel radiator, skylight window.

Bedroom 2

13'2" x 12'1" (4.01m x 3.68m)

Carpets, smooth walls and ceilings, central light fittings, radiator, window to front, selection of fitted cupboards incorporating dressing table unit with light along one side, eaves storage on opposite side.

Bathroom

9'1" x 6'4" (2.77m x 1.93m)

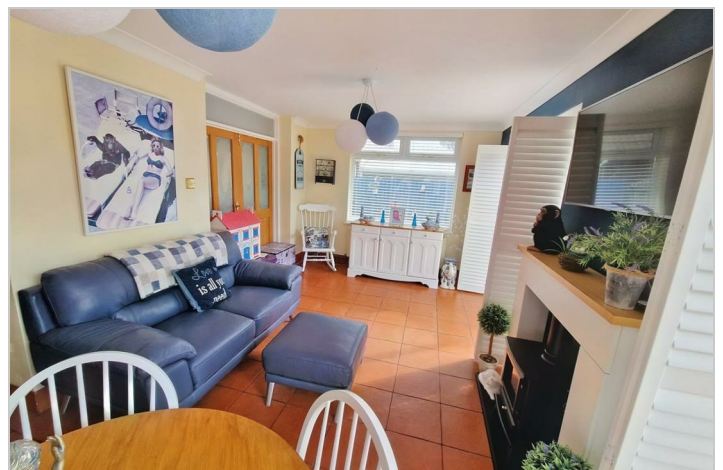
tiled flooring and walls and smooth ceilings with spot lighting, 3 piece suite, WC and sink built into vanity storage unit and bath with mixer shower and glass screen, chrome towel radiator, skylight in ceiling.

Garden

Enclosed rear garden which is West Facing, patio

area off the back of the house with rear chipped section and some mature borders with trees and bushes, wooden arbour (to remain), gated side access to drive and door into Garage.

Extended Single garage (29'00" x 11'0") with power and electric, up an over front door and glazed door to side. Front enclosed gardens with lawn to front and tarmac driveway to side.



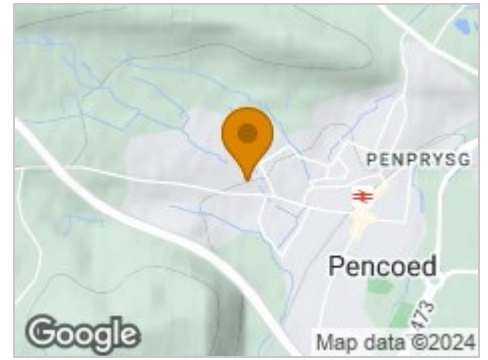
Road Map



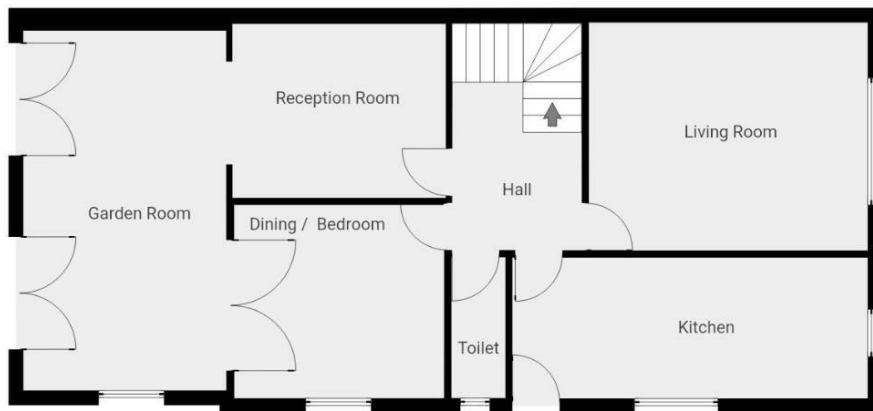
Hybrid Map



Terrain Map



Floor Plan

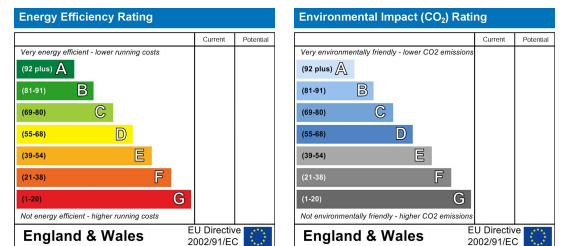


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Viewing

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.