

HUNTERS®

HERE TO GET *you* THERE



Tybryn Terrace

Pencoed, CF35 6PT

Offers In The Region Of £290,000



4



1



2



Council Tax:



6 Tybryn Terrace

Pencoed, CF35 6PT

Offers In The Region Of £290,000



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.

PORCH

14'9" x 5'10" (4.50m x 1.78m)
with Kardean flooring, skimmed walls and ceilings with central lighting, French doors with side panels to front, window to front, composite front door into hallway, radiator.

HALLWAY

entered through composite front door with glass panel, with kardean flooring, skimmed walls and ceilings with central lighting, radiator, stairs to first floor with under stair cupboard, doors to:

DINING

11'9" x 11'8" (3.58m x 3.56m)
with tiled flooring, skimmed walls and ceilings with central lighting, wood burning stove set on slate hearth and tiled back panel with oak mantle, open arch to lounge and kitchen, radiator.

LOUNGE

17'9" x 11'8" (5.41m x 3.56m)
with real wood flooring, skimmed walls and ceilings with central lighting, window to front, open arch to dining, radiator.

KITCHEN

11'11" x 8'8" (3.63m x 2.64m)
with tiled flooring, skimmed walls and ceilings with spot lighting. Selection of base and wall units in gloss grey / white with granite effect worktops, integral sink & drainer, electric oven and microwave, halogen hob and hood, dishwasher, window to rear open to dining area, stable door into rear hallway

UTILITY

16'8" x 5'10" (5.08m x 1.78m)
with tiled flooring, skimmed walls and ceilings with central lighting, radiator, matching wall units to kitchen with worktops, plumbing for washing machine and space for tumble drier.

CLOAKROOM

off utility with tiled flooring and walls and skimmed ceilings with central lighting, hand wash basin and wc, window to rear.

LANDING

with carpets, skimmed walls and ceilings with central lighting, wood banister and spindles, airing cupboard, window to side, doors to:

BEDROOM 2

17'7" x 8'00" (5.36m x 2.44m)
with carpets, skimmed walls and ceilings with two central lighting, two radiators, window to rear.

BEDROOM3

14'2" x 8'9" (at widest) (4.32m x 2.67m (at widest))
with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

BEDROOM 4

11'5" x 9'0" (3.48m x 2.74m)
with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

BATHROOM

13'11" x 9'0" (4.24m x 2.74m)
tiled flooring and walls and smooth ceilings with spot lighting, hand wash basin and WC built into vanity storage, free standing bath, separate walk in shower cubicle with glass screen and thermostatic shower, window to rear, upright radiator.

BEDROOM 1

17'9" x 11'8" (5.41m x 3.56m)
in the attic space with carpets, skimmed walls and ceilings with central lighting, radiator, built in wardrobes and eaves storage, window to side.

EXTERNAL

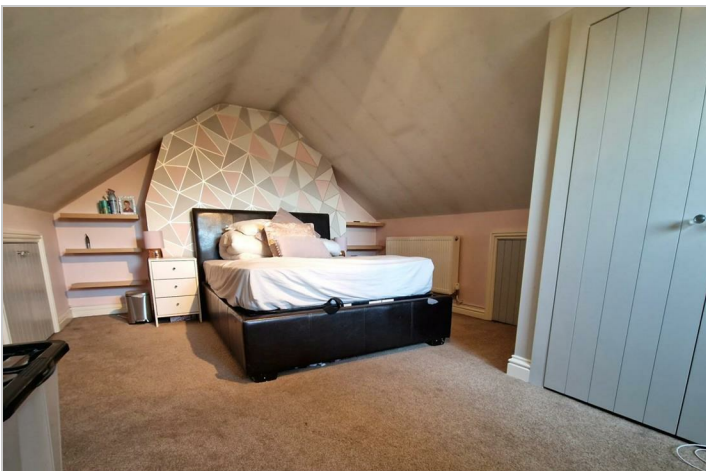
Enclose rear gardens with large artificial grassed

area leading to rear patio, with steps up to an additional rear terrace.

Detached & extended garage (26ft long) with pitched roof, roller shutter front door side access, power and lighting. Additional Kennels built onto the back of garage to remain.

Separate purpose built annexe comprising of two rooms, with power and lighting, full lined and insulated, no plumbing currently.

Front concrete drive



Road Map



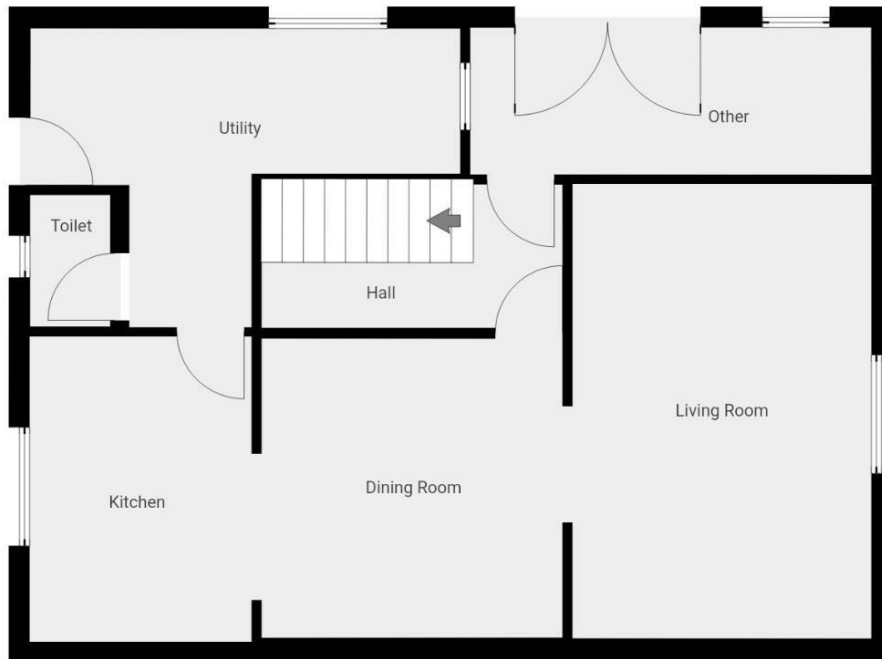
Hybrid Map



Terrain Map



Floor Plan

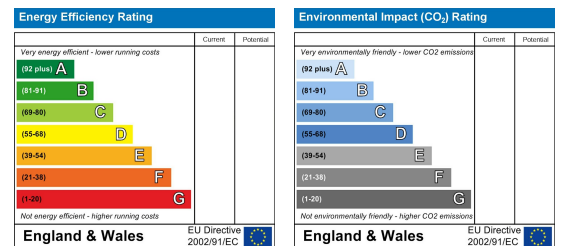


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.