

HUNTERS[®]

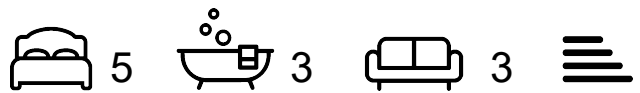
HERE TO GET *you* THERE



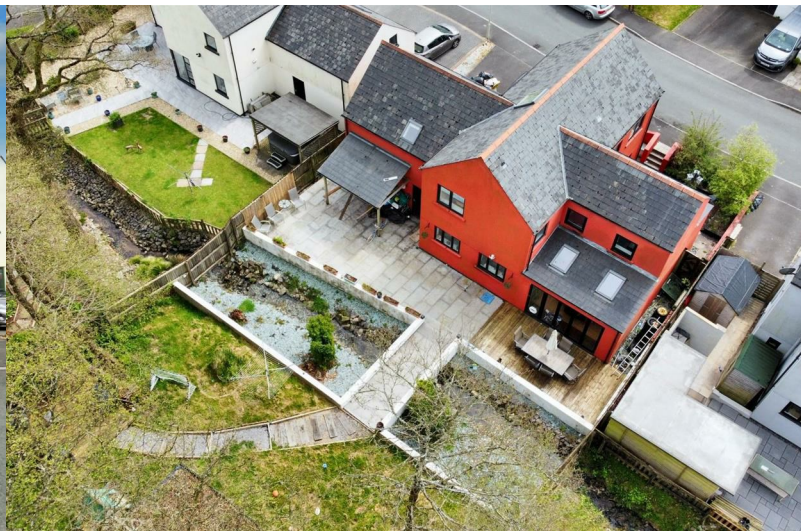
Duffryn Oaks Drive

Pencoed, Bridgend, CF35 6LZ

£450,000



Council Tax:



59 Duffryn Oaks Drive

Pencoed, Bridgend, CF35 6LZ

£450,000



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.

Hallway

large open plan hallway / entrance room with tiled flooring, skimmed walls and ceilings with spot lighting, composite front door with side panel, radiator, stairs to first floor, under stair cupboard, doors to:

Cloakroom

Off the hallway, with tiled flooring, skimmed walls and ceilings, radiator, extractor fan, central light fitting, white 2 piece suite wc & sink built into vanity unit.

Lounge

16'7" x 13'8" (5.05m x 4.17m)
with wood flooring, skimmed walls and ceilings with central light fitting, radiator, full length window to front, several further windows to front and sides.

Reception

18'4" x 10'4" (5.59m x 3.15m)
with wood flooring, skimmed walls and ceilings with central light fitting, radiator, window to front, open arch to dining.

Dining

15'00" x 8'1" (4.57m x 2.46m)
with wood flooring, skimmed walls & feature vaulted ceilings with central lighting and two skylights, radiator, bi-folding doors across the whole of the back to garden, open arch to kitchen.

Kitchen

16'10" x 11'4" (5.13m x 3.45m)
Tiled flooring, skimmed walls & ceilings, radiator, central light fitting, selection of base and wall units in light oak shaker style with granite effect worktops, sink and drainer with mixer tap, double oven with extractor hood, integral dishwasher, two windows to rear, open arch to entrance hall.

Utility

8'8" x 4'9" (2.64m x 1.45m)
with tiled flooring, skimmed walls and ceilings with central lighting, matching base and wall units to kitchen, granite effect worktop with sink and drainer, plumbing for washing machine, radiator, door into garage.

Landing

with carpets, skimmed walls & ceilings, 2 central light fittings and skylight, attic access, wood banister with spindles, solid wood doors to:

Master Bedroom

19'00" x 13' 5" (5.79m x 3.96m 1.52m)
With carpets, skimmed walls & ceilings, central light fitting, radiator, three skylight windows, door to ensuite & to a walk in wardrobe.

Ensuite

8'6" x 5'5" (2.59m x 1.65m)
with tiled floors, skimmed / tiled walls & ceilings, 2 piece white suite sink & wc built into vanity storage,

separate shower cubicle with glass screen and thermostatic shower, extractor fan, central light fitting, radiator, window to side, storage cupboard.

Bedroom 2

16'2" x 15'00" (at widest points) (4.93m x 4.57m (at widest points))

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

Ensuite 2

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, radiator, window to front.

Bedroom 3

20'00" x 9'7" (6.10m x 2.92m)

With carpets, skimmed walls & ceilings, central & spot light fitting, radiator, two windows to rear, vaulted ceilings to half the room with large skylight to one side.

Bedroom 4

12'1" x 8'2" (3.68m x 2.49m)

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

Bedroom 5

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

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

Bathroom

Tiled floor, tiled / skimmed walls, skimmed ceilings, 3 piece white suite, sink built into vanity storage, wc, free standing bath, separate walk in shower with glass screens and thermostatic shower, towel radiator, window to rear.

Gardens

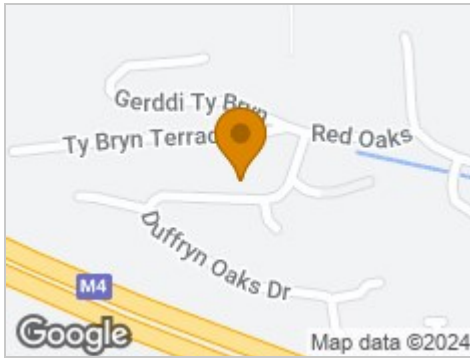
Landscaped gardens to side and rear, with patio / decked area off rear of house across the back, bridge over a stream which runs through the garden to the rear which has a decked terrace, wood barke play area and grass, side gated access and rear door into garage.

Garage

Integral garage which is built onto the property with two up an over front doors, concrete floors with power and lighting, driveway for at least 2 cars.



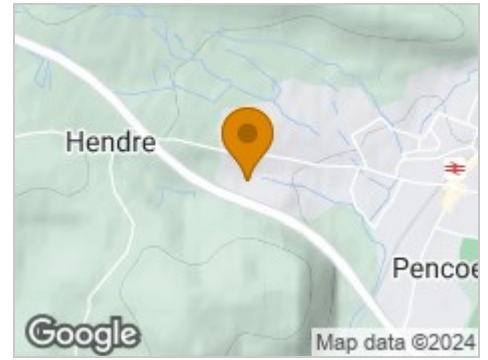
Road Map



Hybrid Map



Terrain Map



Floor Plan

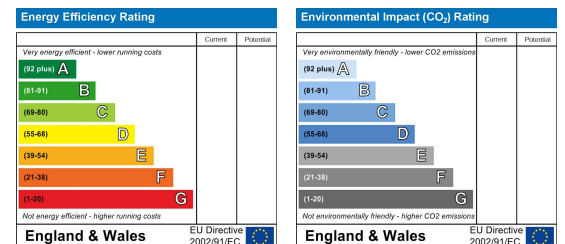


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.