

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hafod Las

Pencoed, CF35 5NB

£240,000



Council Tax:



# 1 Hafod Las

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## General

The property is found in the Felindre 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 tiled flooring, wood panelled / papered walls and papered ceilings which are coved, upvc front & rear doors, radiator, doors to:

## Lounge

15'00" x 10'8" (4.57m x 3.25m)  
with carpets, skimmed walls and ceilings, with central lighting, window to the front, radiator.

## Kitchen

9'1" x 8'8" (2.77m x 2.64m )  
with tile effect vinyl flooring, skimmed walls and textured ceilings with central lighting, selection of base and wall units in beech shaker style with granite effect worktops, cooker and hood, windows to front. chrome radiator.

## Bathroom

6'8" x 5'8" (2.03m x 1.73m )  
vinyl flooring, skimmed walls and textured ceilings with central lighting, 3 piece white suite with wc, sink

built into vanity and bath with over bath electric shower, chrome towel radiator, window to side.

## Reception 1

10'5" x 10'1" (3.18m x 3.07m )  
with carpets, papered walls with dado rail and papered ceilings with central light fitting, radiator, stairs to first floor, window to side and open arch in dining.

## Dining

10'11" x 10'3" (3.33m x 3.12m)  
with laminate flooring, papered walls with dado rail and papered ceilings, side lighting, radiator, window to side and French doors to rear.

## Reception 2 / Bedroom

12'7" x 8'2" (3.84m x 2.49m)  
with carpets, papered walls and wood panel ceilings with central light fitting, radiator, window to front, door to utility.

## Utility

Vinyl flooring, skimmed walls and ceilings with with central lighting, selection of base and wall units with worktop, plumbing for washing machine, window to rear.

## Bedroom 1 (downstairs)

12'8" x 9'3" (3.86m x 2.82m)  
with carpets, skimmed walls and papered ceilings with central light fitting, radiator, window to rear, selection of built in wardrobes along one wall and up and over the bed.

### Bedroom 2 (upstairs)

15'1" x 11'8" (4.60m x 3.56m)

with laminate flooring, skimmed walls and ceilings with cspot light fitting and two skylights, radiator, walk in wardrobe, door to wc ensuite.

### Ensuite WC

7'2" x 4'3" (2.18m x 1.30m)

Vinyl flooring, skimmed walls and ceilings with central lighting, 2 piece white suite with wc, sink built into vanity unit, window to side.

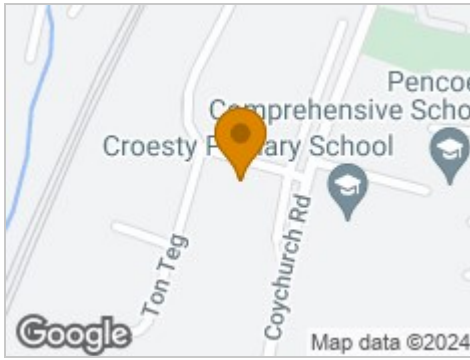
### Garden

Enclosed rear garden mostly paved with chipped borders, wood shed to stay.

Front Gardens with block paved driveway for two cars, lawn to front of house.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

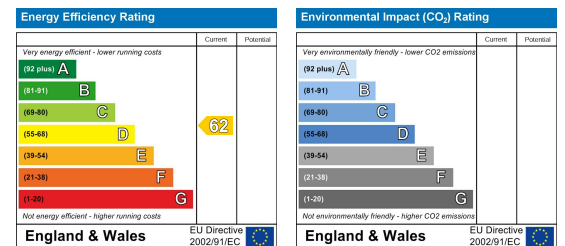


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## Viewing

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.