

HUNTERS[®]

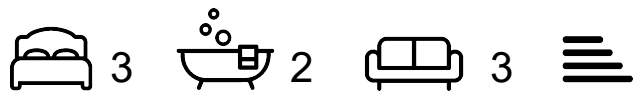
HERE TO GET *you* THERE



Deri Avenue

Pencoed, Bridgend, CF35 6TT

£250,000



Council Tax:



71 Deri Avenue

Pencoed, Bridgend, CF35 6TT

£250,000



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

with carpets, papered walls with dado rail and ceilings which are coved with central lighting, front door, stairs to first floor, under stair cupboard, radiator, doors to:

Lounge

15'3" x 12'7" (4.65m x 3.84m)

With carpets, papered walls & textured ceilings which are coved, two side light fittings, radiator, power & tv points, wood fire surround with marble hearth and back panel and gas fire, window to front.

Utility

7'5" x 8'7" (2.26m x 2.62m)

Tiled flooring and tiled walls and wood clad ceilings with with central lighting, selection of base and wall units with worktop, sink and drainer, plumbing for washing machine, wall mounted boiler, window to side.

Study

7'5" x 7'0" (2.26m x 2.13m)

With carpets, papered walls & textured ceilings which are coved, central light fitting, radiator, window to front.

Kitchen

11'11" x 11'0" (3.63m x 3.35m)

Tiled flooring, skimmed walls and wood clad ceilings with spot light fittings, selection of base and wall units in light oak with marble effect worktops, sink and drainer with mixer tap, patio doors to rear, open arch to dining.

Dining

11'10" x 9'5" (3.61m x 2.87m)

with carpets, papered walls and ceilings which are coved, central light fittings, radiator, window to rear.

Bathroom

7'10" x 4'7" (2.39m x 1.40m)

tiled flooring and walls with wood clad ceilings with central lighting, 3 piece suite, WC and sink and bath with mixer shower attachment, radiator, window to side.

Landing

with carpets, papered walls with dado rail and ceilings which are coved with central lighting, airing cupboard.

Master Bedroom

13'8" x 10'10" (4.17m x 3.30m)

Exposed floorboards, smooth walls and papered ceilings which are coved, central light fittings, built in cupboard, window to front, radiator, louvre doors to ensuite..

Ensuite

10'10" x 4'0" (3.30m x 1.22m)

with vinyl flooring, tiled / papered walls and textured ceilings with central lighting, 2 piece suite sink and shower cubicle with electric shower and glass door, radiator.

Bedroom 2

12'3" x 8'4" (3.73m x 2.54m)

Carpets, papered walls and ceilings which are coved, central light fittings, radiator, window to rear.

Bedroom 3

10'5" x 6'9" (3.18m x 2.06m)

Carpets, papered walls and ceilings, central light fittings, radiator, window to rear.

Gardens

Enclosed rear garden which is West Facing, patio area off the back of the house rased borders with trees and bushes, side access to drive and door into Garage.

Single garage with power and electric, up an over front door.

Front enclosed gardens with lawn and borders to front and concrete driveway to side.



Road Map



Hybrid Map



Terrain Map



Floor Plan

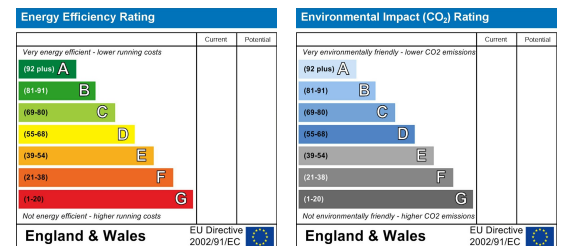


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Viewing

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.