

HUNTERS[®]

HERE TO GET *you* THERE



Heol Croesty

Pencoed, Bridgend, CF35 5LR

£235,000



Council Tax:



34 Heol Croesty

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£235,000



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

Double glazed porch on front of property with side door, tiled flooring and wood clad ceilings, secondary wood door into hallway.

Hallway

with carpets, papered walls and skimmed ceilings which are coved with central lighting, front door, doors into:

Lounge

15'4" x 10'6" (4.67m x 3.20m)

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

Central Hallway

with carpets, papered walls and textured ceilings which are coved with central lighting, stairs to first floor, doors to:

Kitchen

9'10" x 9'3" (3.00m x 2.82m)

Tiled flooring, skimmed / tiled walls and smooth ceilings with central light fittings, selection of base and wall units in oak with marble effect worktops, sink and drainer with mixer tap, door and window to side, storage cupboard in corner.

Lounge / Dining

19'7" x 11'3" (5.97m x 3.43m)

found at rear with carpets, papered walls and textured ceilings which are coved, central light fittings, radiator, window to rear, patio doors to conservatory, under stair cupboard.

Conservatory

7'3" x 6'9" (2.21m x 2.06m)

a upvc lean too style conservatory with tiled flooring, glazed and panelled sides and French doors to rear, correx roofing, with side lighting.

Bathroom

6'8" x 6'3" (2.03m x 1.91m)

found down stairs with vinyl flooring, tiled walls with textured ceilings which are coved with central lighting, 3 piece suite, WC and sink and bath with mixer shower attachment, towel radiator, window to side.

Landing

with carpets, papered walls and ceilings which are coved with central lighting.

Master Bedroom

17'2" x 13'5" (I shape) (5.23m x 4.09m (I shape))

with carpets, smooth walls and ceilings, central light fittings, built in storage, window to side, radiator,

doors to wardrobe room with fitted wardrobes to each side with sliding doors, additional walk in storage room with window, door to ensuite.

Ensuite

7'6" x 6'6" (2.29m x 1.98m)
with tiled flooring and walls, smooth ceilings with central lighting, 3 piece suite sink built into vanity, wc and bidet, seperate shower cubicle with thermostatic shower and glass door, radiator, window to front, towel radiator, under floor heating.

Bedroom 2

12'5" x 8'6" (3.78m x 2.59m)
with carpets, skimmed walls and ceilings, central light fittings, radiator, window to rear.

Bedroom 3

8'6" x 6'9" (2.59m x 2.06m)
with carpets, papered walls and ceilings, central light fittings, radiator, window to rear.

Gardens

Enclosed rear garden which is South Facing, patio area off the back of the house rased borders with mature shrubery, side access to drive, rear shed

built off the back of garage.

Single garage with power and electric, electric roller shutter door.

Front enclosed gardens with chipped area and block paved driveway to side.



Road Map



Hybrid Map



Terrain Map



Floor Plan

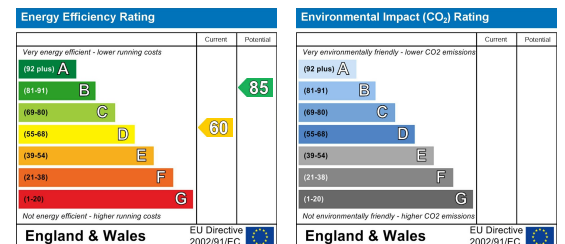


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Viewing

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.