

HUNTERS[®]

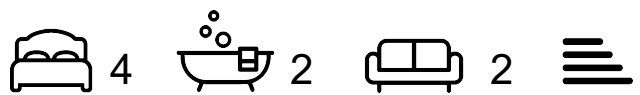
HERE TO GET *you* THERE



Maerdy Park

Pencoed, Bridgend, CF35 5HX

£305,000



Council Tax:



44 Maerdy Park

Pencoed, Bridgend, CF35 5HX

£305,000



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.

Living Room

13'2" x 11'3"

Reception Room

14'9" x 7'11" (4.50m x 2.41m)

Kitchen Dining

19'4" x 8'5" (5.89m x 2.57m)

Utility

10'2" x 7'11" (3.10m x 2.41m)

Master Bedroom

10'6" x 7'11" (3.20m x 2.41m)

Ensuite

7'11" x 6'8" (2.41m x 2.03m)

Bedroom 2

13'1" x 11'3" (at widest) (3.99m x 3.43m (at widest))

Bedroom 3

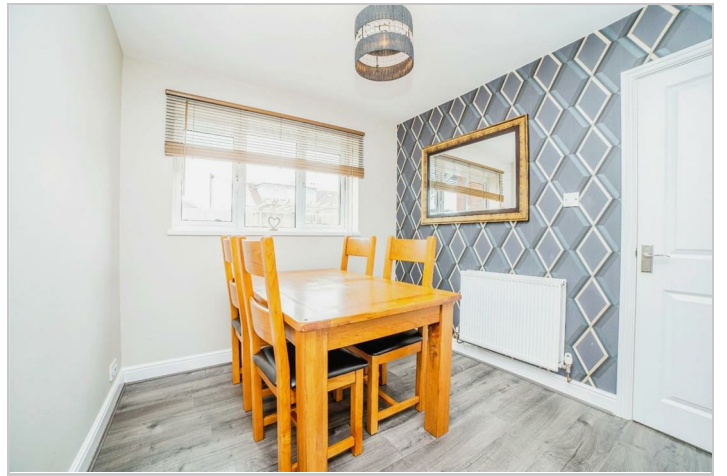
9'3" x 8'5" (2.82m x 2.57m)

Bedroom 4

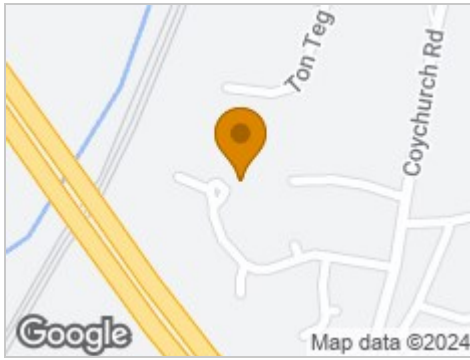
8'5" x 6'7" (2.57m x 2.01m)

Bathroom

8'1" x 7'10" (2.46m x 2.39m)



Road Map



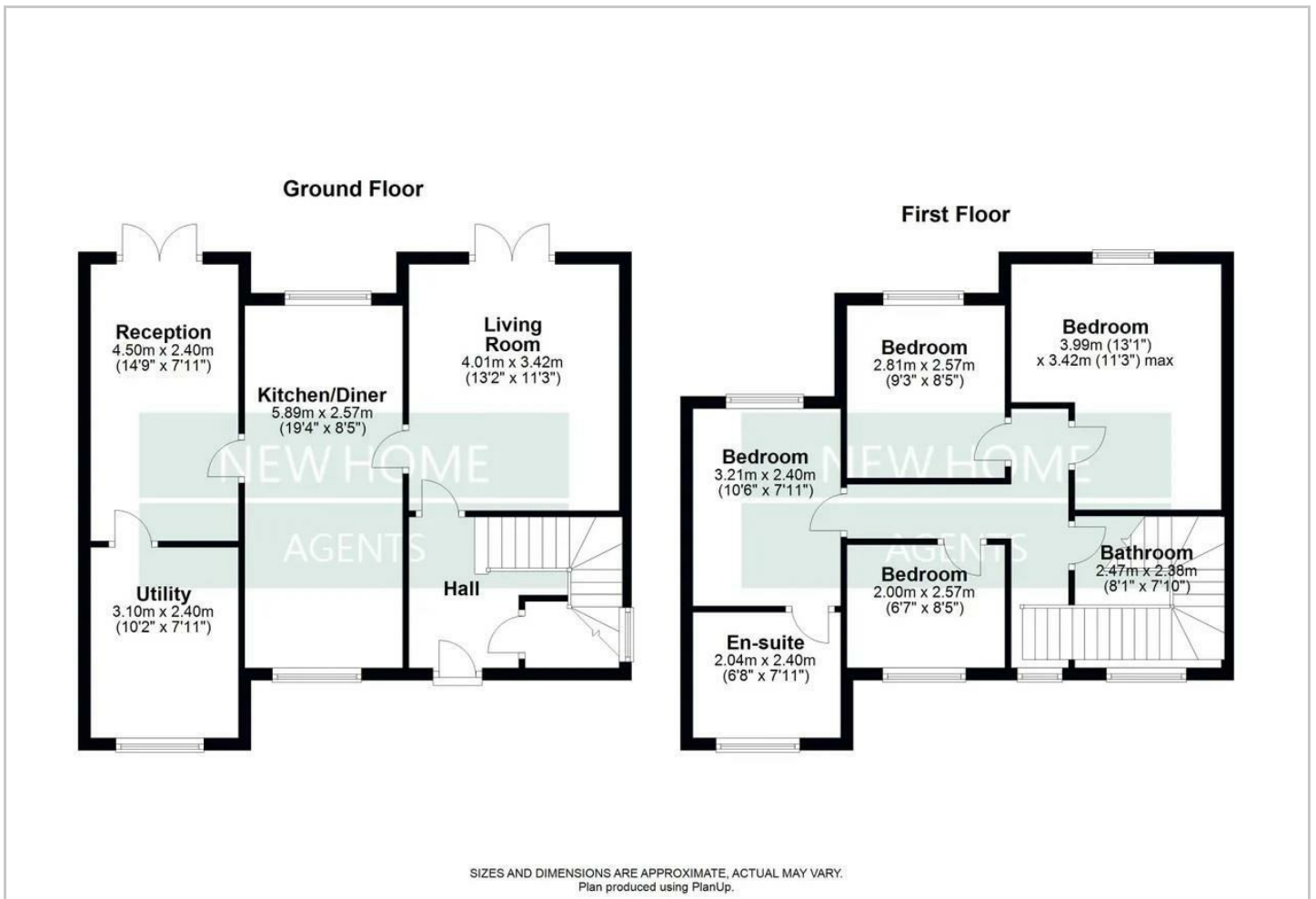
Hybrid Map



Terrain Map



Floor Plan



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.