

HUNTERS®

HERE TO GET *you* THERE



Pant Hirgoed

Pencoed, Bridgend, CF35 6YD

£200,000



Council Tax:



12 Pant Hirgoed

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£200,000



General

The property is found in the avillage 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 laminate, papered walls and textured ceilings which are covered with central light fitting, radiator, stairs to first floor with wood bannister, upvc front door with side panel, doors to:

Lounge

10'7" x 18'10" (3.23m x 5.74m)

With laminate flooring, papered walls & textured ceilings which are covered with central lighting, UPVC window to rear and front, two radiators, TV aerial & power points, central light fittings, marble fireplace and hearth with gas fire.

Kitchen

7'4" x 6'9" (2.24m x 2.06m)

Laminate flooring, tiled walls and wood clad ceilings with central lights, shaker style white fitted kitchen units and bases granite effect worktops, sink and drainer, built in gas hob, electric oven, hood, UPVC window to front open arch to dining.

Dining / Reception

18'00" x 13'6" (at widest) (5.49m x 4.11m (at widest))

open plan dining / reception, laminate flooring with papered walls & textured ceilings which are covered with central lighting, UPVC windows and door to rear, radiator, open arch to kitchen, central light fittings, under stair cupboard, stone fireplace and hearth with fire.

Conservatory

9'10" x 7'11" (3.00m x 2.41m)

a upvc lean too style conservatory with tiled flooring, glazed and panelled sides and door to rear, correx roofing.

Landing

Carpeted stairs and landing, papered walls & textured ceilings which are covered with central lighting, UPVC window to rear, wood banister, attic access, cupboard with wall mounted combi boiler panel doors to:

Bedroom 1

12'5" x 10'4" (3.78m x 3.15m)

Carpets, papered walls & textured ceilings which are covered with central lighting, UPVC window to rear, UPVC windows to front, radiator, storage cupboard.

Bedroom 2

10'3" x 8'10" (3.12m x 2.69m)

Carpets, papered walls & textured ceilings which are covered with central lighting, UPVC window to rear, UPVC windows to front, radiator, storage cupboard.

Bedroom 3

8'9" x 7'2" (2.67m x 2.18m)

Carpets, papered walls & textured ceilings which are covered with central lighting, UPVC window to rear, UPVC window to rear, radiator, storage cupboard.

Bathroom

7'10" x 5'6" (at widest) (2.39m x 1.68m (at widest))

bathroom with tiled flooring and walls and textured ceilings with central lighting, 3 piece suite with chrome fittings wc, sink and bath with electric shower and glass screen, radiator, window to side.

Garden

large enclosed rear garden, which is laid to patio. Large outbuilding wfitted as a utility room with cupboards and a sink. Side access to front gardens.



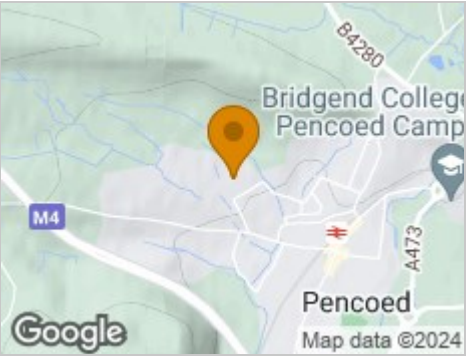
Road Map



Hybrid Map



Terrain Map



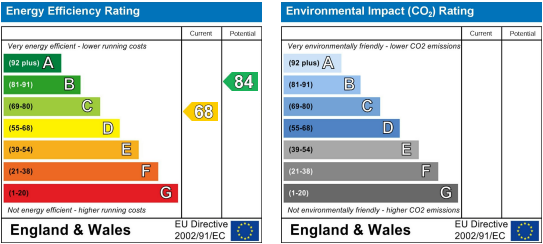
Floor Plan



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.