

# HUNTERS<sup>®</sup>

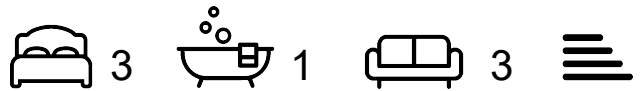
HERE TO GET *you* THERE



## Gregory Close

Pencoed, CF35 6RF

£320,000



Council Tax:





# 3 Gregory Close

Pencoed, CF35 6RF

£320,000



## 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 laminate flooring, skimmed walls with dado rail and ceilings which are coved, spot lighting, radiator, under stair cupboard, doors to:

## Lounge

13'9" x 12'1" (4.19m x 3.68m)  
with laminate, skimmed walls & ceilings which are coved with central light fitting, French doors to rear garden, radiator, hatch to kitchen.

## Kitchen

14'1" x 7'8" (4.29m x 2.34m )  
with laminate flooring, skimmed walls & ceilings which are coved with central light fitting, window to front & side, upright radiator, selection of base and wall units in light oak colour with granite effect worktops with breakfast bar section, integral sink and drainer, electric oven with hood and gas hob.

## Cloakroom

with laminate flooring, skimmed / papered walls and

skimmed ceilings which are coved with central lighting, 2 piece suite wc and hand wash basin all built into vanity and storage with built in shelving and mirror, chrome towel radiator, window to front.

## Dining

11'4" x 9'7" (3.45m x 2.92m)

Laminate flooring, skimmed walls and ceilings which are coved, central light fittings, radiator, open arch to conservatory.

## Conservatory

14'1" x 12'5" (4.29m x 3.78m)

victorian style conservatory with laminate flooring, traditional brick built dwarf walls, french doors to garden, polycarbonate roof with fan light fitting and double glazed windows to back and sides

## Bedroom (Downstairs)

12'00" x 11'6" (3.66m x 3.51m )

Laminate flooring, skimmed walls with dado rail and ceilings which are coved, central light fittings, radiator, window to rear.

## Landing

Carpets, skimmed walls and ceilings, central light fitting, window half way to rear, wood bannister, airing cupboard.

## Bedroom 1

15'2" x 11'5" (4.62m x 3.48m )

with laminate flooring, smooth walls and dado and ceilings, central light fittings, radiator, window to rear, selection built in wardrobes with mirror doors, eaves storage.

## Bedroom 2

15'2" x 12'3" (4.62m x 3.73m )

Carpets, smooth walls and ceilings, central light fittings, radiator, window to rear, selection built in wardrobes, eaves storage.

## Bathroom

8'8" x 6'7" (2.64m x 2.01m)

with carpets, tiled walls and skimmed ceilings with central lighting, 2 piece suite, Wc, sink built into vanity, glass cubicle with electric shower, radiator, skylight in ceiling.

## Gardens

Wrap around gardens with patio off the back of the house (lounge) with some mature borders with trees and shrubs, outdoor oven, side access to driveway, seperate court yard off the conservatory which is block paved, leading to rear garden which is mostly lawn with rockery water feature and some borders.

Utility shed with power, lighting and plumbing for washing machine.

Detached garage with power and lighting, pitched roof, up and over front door, window to side.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

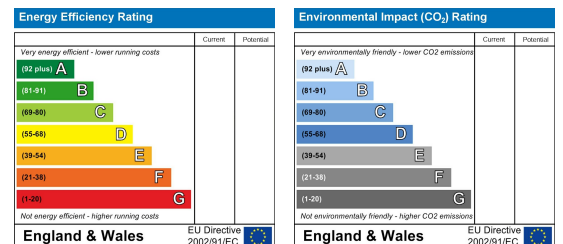


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## Viewing

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.