

HUNTERS®

HERE TO GET *you* THERE



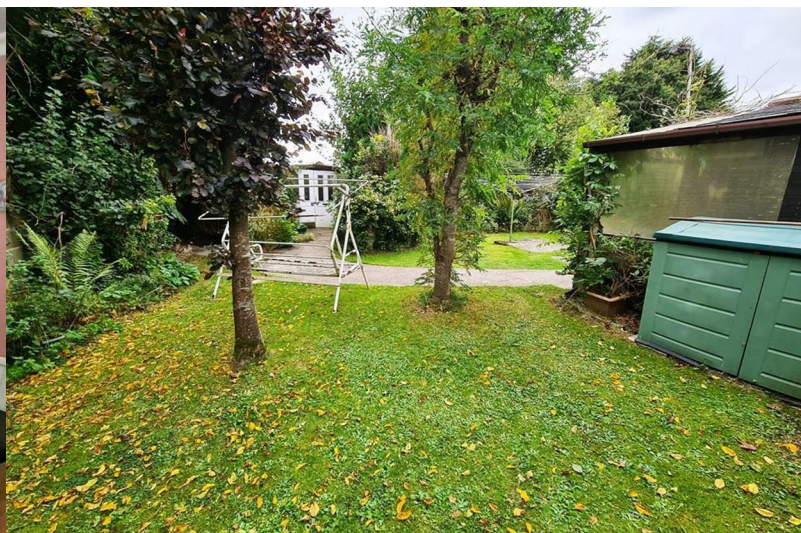
Dol Afon

Pencoed, CF35 5PG

£127,000



Council Tax:



28 Dol Afon

Pencoed, CF35 5PG

£127,000



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

Entrance found on lower floor with tiled flooring, papered walls and ceilings with central lighting, Upvc front door with side panel and window to side, stairs to flat.

LANDING

with carpets, papered walls and ceilings with central lighting, two large storage cupboards, doors to:

LOUNGE

14'7" x 13'5" (4.44 x 4.09)

with carpets, papered walls and textured ceilings which are coved with central lighting, radiator, window to front.

KITCHEN

13'4" x 11'0" (4.06 x 3.35)

with vinyl flooring, papered walls and textured ceilings with central lighting, selection of base and wall units in formica with granite effect worktops, radiator, window to rear, separate pantry which is shelved and additional storage cupboard

BEDROOM 1

12'7" x 10'9" (3.84 x 3.28)

with carpets, papered walls and textured ceilings with central lighting, radiator, window to front, selection of built in wardrobes, additional storage cupboard.

BEDROOM 2

11'10" x 8'10" (3.61 x 2.69)

with carpets, papered walls and textured ceilings, radiator, window to rear, storage cupboard.

BATHROOM

7'6" x 8'2" (2.29 x 2.49)

with tiled floors and clad walls, textured ceilings with central lighting, radiator, sink, separate shower cubicle with electric shower and glass doors, two windows.

ATTIC ROOM

Converted attic (currently used as bedroom) accessed via pull down ladder, boarded with lighting.

GARDEN

Enclosed rear garden large corner plot mainly grass and patio, two block built sheds, additional wooden shed and rear shed with block walls and correx roof (30ft x 13ft approx.)

GARAGE

Double garage which is separate from the flat built by owner with two roller shutter doors, power and lighting.



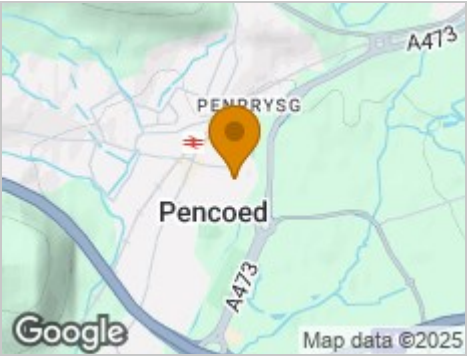
Road Map



Hybrid Map



Terrain Map



Floor Plan

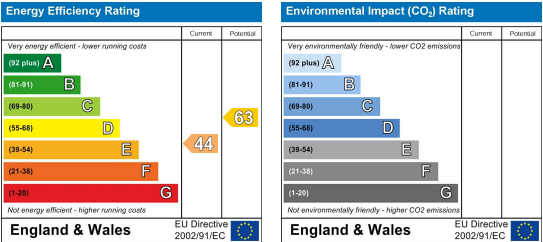


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Viewing

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.