

HUNTERS[®]

HERE TO GET *you* THERE



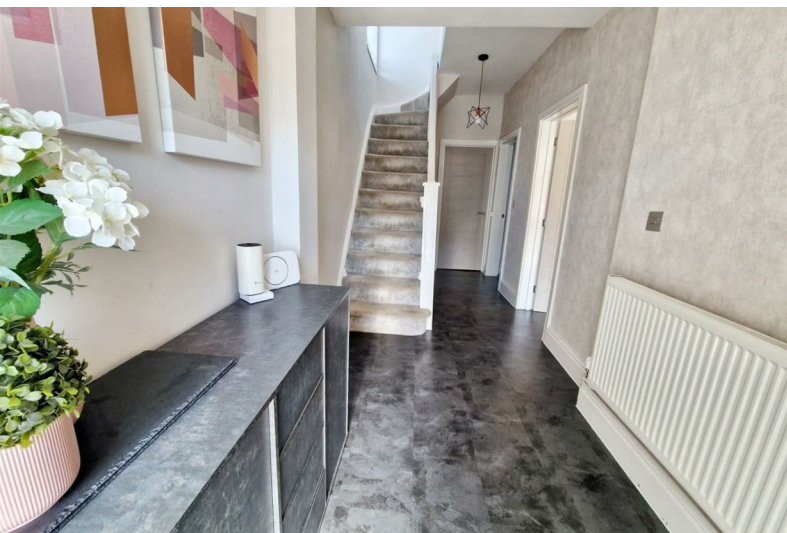
Wimborne Road

Pencoed, CF35 6SG

£270,000



Council Tax:



49 Wimborne Road

Pencoed, CF35 6SG

£270,000



General

The property is found in the Penprysg 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 tile effect LVT flooring, papered / skimmed walls and ceilings with two central light fittings, composite front door and side panel, stairs to first floor, radiator, doors to:

Cloakroom

off hallway with tile effect LVT flooring, papered / skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin with vanity unit, radiator, window to side.

Utility

with LVT flooring, skimmed walls and ceilings with central lighting, oak Effect worktops with integral sink and drainer and wall shelving, plumbing for washing machine, radiator, wall mounted boiler.

Lounge

16'00" x 12'2" (4.88m x 3.71m)

With tile effect LVT flooring, skimmed walls & ceilings, central light fittings, radiator, power & tv points, bay window to front.

Reception Room

15'5" x 9'11" (4.70m x 3.02m)

with tile effect LVT flooring, skimmed walls and ceilings with central lights, radiator, open arch to kitchen dining.

Kitchen Diner

15'5" x 9'5" (at widest | shape) (4.70m x 2.87m (at widest | shape))

Tile effect LVT flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in gloss cashmere with oak effect carcass and wall units in gloss cashmere with oak effect carcass and effect worktops and oak laminate backsplash, matching breakfast bar area, sink and drainer with mixer tap, integral appliances to include double electric oven, induction hob with glass splashback and hood & dishwasher, two windows off dining area and window and door to rear off kitchen, upright radiator.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister, attic access, window to side, doors to:

Bedroom 1

18'10" x 8'11" at widest (5.74m x 2.72m at widest)

with carpets, skimmed walls and ceilings with spot lighting, two windows to front, radiator.

Bedroom 2

16'11" x 8'5" (5.16m x 2.57m)

with carpets, skimmed walls and ceilings with spot lighting, window to rear, radiator.

Bedroom 3

12'10" x 7'3" (3.91m x 2.21m)

with carpets, skimmed walls and ceilings with spot lighting, window to rear, upright radiator.

Bathroom

9'11" x 7'9" (3.02m x 2.36m)

with tiled flooring and tiled / skimmed walls and textured ceilings with spot lighting, 2 piece suite wc, sink built into vanity storage walk in shower cubicle with rain shower thermostatic shower and glass screens, chrome towel radiator, window to rear.

Garden

Enclosed rear garden with patio area against house leading to a decked area with chipped path to rear summer house, further lawns to rear, side access to both sides. Purpose built summer house with front window and door, power and lighting. Rear storage shed attached to side of property.

Front enclosed gardens with iron gate with patio to front with some hedges.



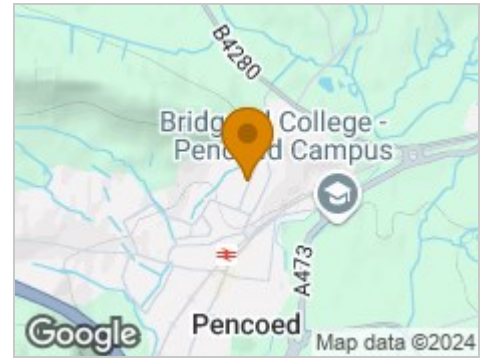
Road Map



Hybrid Map



Terrain Map



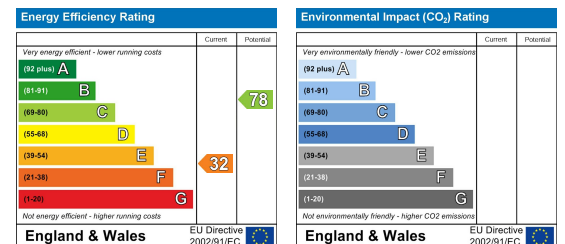
Floor Plan



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.