

# HUNTERS®

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## Maywood

Pontyclun, CF72 9PZ

Offers In Excess Of £260,000



Council Tax: D





# 8 Maywood

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## General

Brynna is a small village situated between Pencoed and Llanharan in the county of Rhondda Cynon Taff.

Close to the M4 motorway as well as both Pencoed and Llanharan railway stations, offering excellent transport links to East and West and the capital.

With excellent local primary school, local grocery shops and pubs, a short drive to the East is the town of Llantrisant which boasts supermarkets & shopping, leisure facilities, restaurants, pubs, main bus station and many other amenities.

## Hallway

Which carpets, skimmed walls & textured ceilings which are coved with central lighting, front door, stairs to first floor with under stair cupboard:

## Cloakroom

Off hallway with tiled flooring, skimmed walls and texture ceiling with central lighting, radiator, WC and sink, window to front.

## Lounge

13'1" x 11'0" (3.99m x 3.35m )

With carpets, skimmed walls & textured ceilings which are coved, central light fittings, radiator, power & tv points, window to front, marble fire surround and hearth with electric fire, open arch to reception.

## Reception

10'6" x 9'1" (3.20m x 2.77m)

With carpet, skimmed walls & textured ceilings which are coved, central light fittings, radiator, patio doors to garden, door to dining.

## Dining

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

With laminate flooring, skimmed walls & textured ceilings which are coved, central light fittings, window to rear, open arch to kitchen.

## Kitchen

10'9" x 7'11" (3.28m x 2.41m)

with laminate flooring, skimmed walls and textured ceilings, central light fittings, radiator, selection of base and walls units in white gloss shaker style with beech effect worktops and tiled splash back, integral appliances to include electric oven, hob and hood, window and door to rear, door into integral garage.

## Landing

Area which is carpeted, skimmed walls and textured ceilings which are coved, central light fitting, attic access, airing cupboard.

## Bedroom 1

11'0" x 10'8" (3.35m x 3.25m )

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, built in wardrobes along one wall, window to front.

## Bedroom 2

11'00" x 8'7" (3.35m x 2.62m )

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, built in wardrobes along one wall, window to rear

## Bedroom 3

8'0" x 7'8" (2.44m x 2.34m )

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, built in wardrobes, window to front.

## Bathroom

7'0" x 5'7" (2.13m x 1.70m )

lamine effect flooring, tiled walls and textured ceilings with central light fittings, 3 piece suite sink, wc and bath with mixer shower, radiator, frosted window to rear.

## Garden

with patio area against the house and steps leading to lawn, some mature trees to rear offering privacy, side gate access.

Front garden with lawn to front, drive to front of single integral garage with power and lighting, up and over front door.





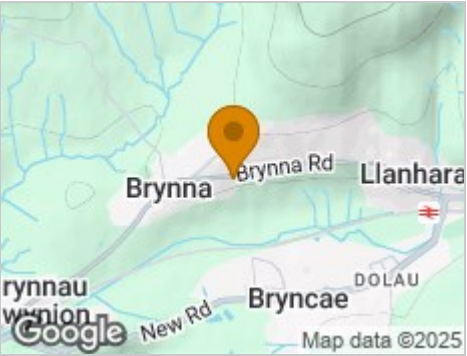
Road Map



Hybrid Map



Terrain Map



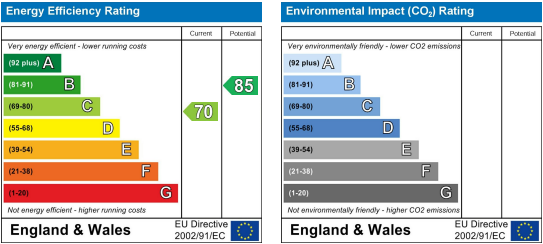
Floor Plan



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.