

# HUNTERS®

HERE TO GET *you* THERE



## Heol-y-Geifr

Pencoed, CF35 6UH

£199,995



Council Tax: C

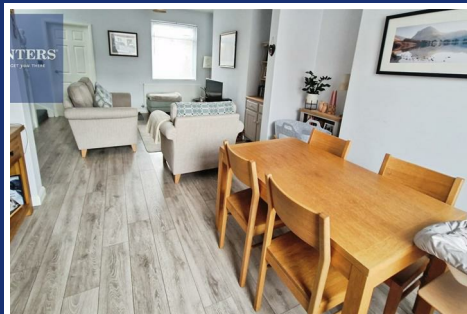




# 24 Heol-y-Geifr

Pencoed, CF35 6UH

£199,995



## 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 and ceilings with central lighting, composite door to front, door to:

## LOUNGE

12'10" x 11'4" (3.91 x 3.45)

with laminate flooring, skimmed walls and ceilings with central, window to rear and open to dining, radiator, stairs to first floor.

## DINING ROOM

16'6" x 12'6" (5.03 x 3.81)

with laminate flooring, skimmed walls and ceilings with central, window to front and open to lounge, radiator.

## KITCHEN

11'2" x 8'10" (3.40 x 2.69)

with vinyl flooring, skimmed walls and ceilings with central lighting, radiator, window and door to rear, selection of base and wall units in grey gloss with oak effect work tops, integral sink, gas hob and

electric oven with hood, wall mounted boiler, small utility area to rear with window.

## LANDING

with carpets, skimmed walls and ceilings with central lighting, wood bannister, window to rear.

## BEDROOM 1

14'5" x 9'2" (4.39 x 2.79)

with carpets, skimmed walls and ceilings with central lighting, windows to front, radiator

## BEDROOM 2

7'4" x 11'9" (2.24 x 3.58)

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

## BEDROOM 3

9'10" x 6'11" (3.00 x 2.11)

with carpets, skimmed walls and ceilings with central lighting, windows to front, radiator

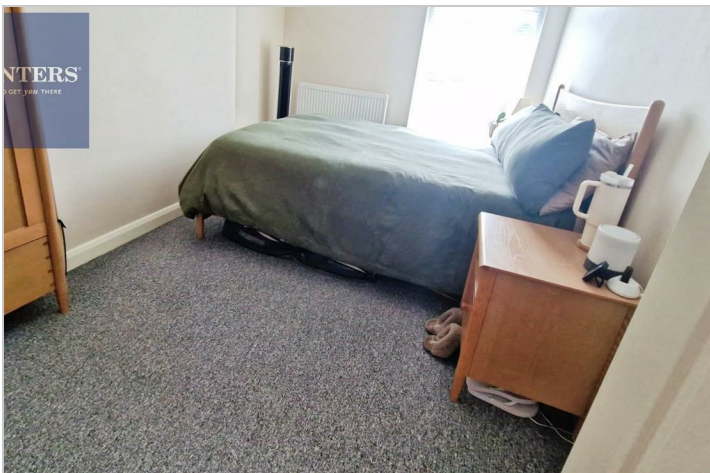
## BATHROOM

7'1" x 5'11" (2.16 x 1.80)

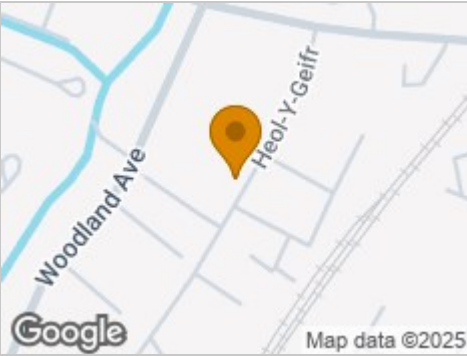
with cushioned flooring, tiled walls and skimmed ceilings with central lighting, 3 piece white suite with over bath thermostatic shower and glass screen, chrome radiator, window to rear.

## GARDEN

West facing enclosed garden with concrete path leading to middle patio additional path to rear lawn.



Road Map



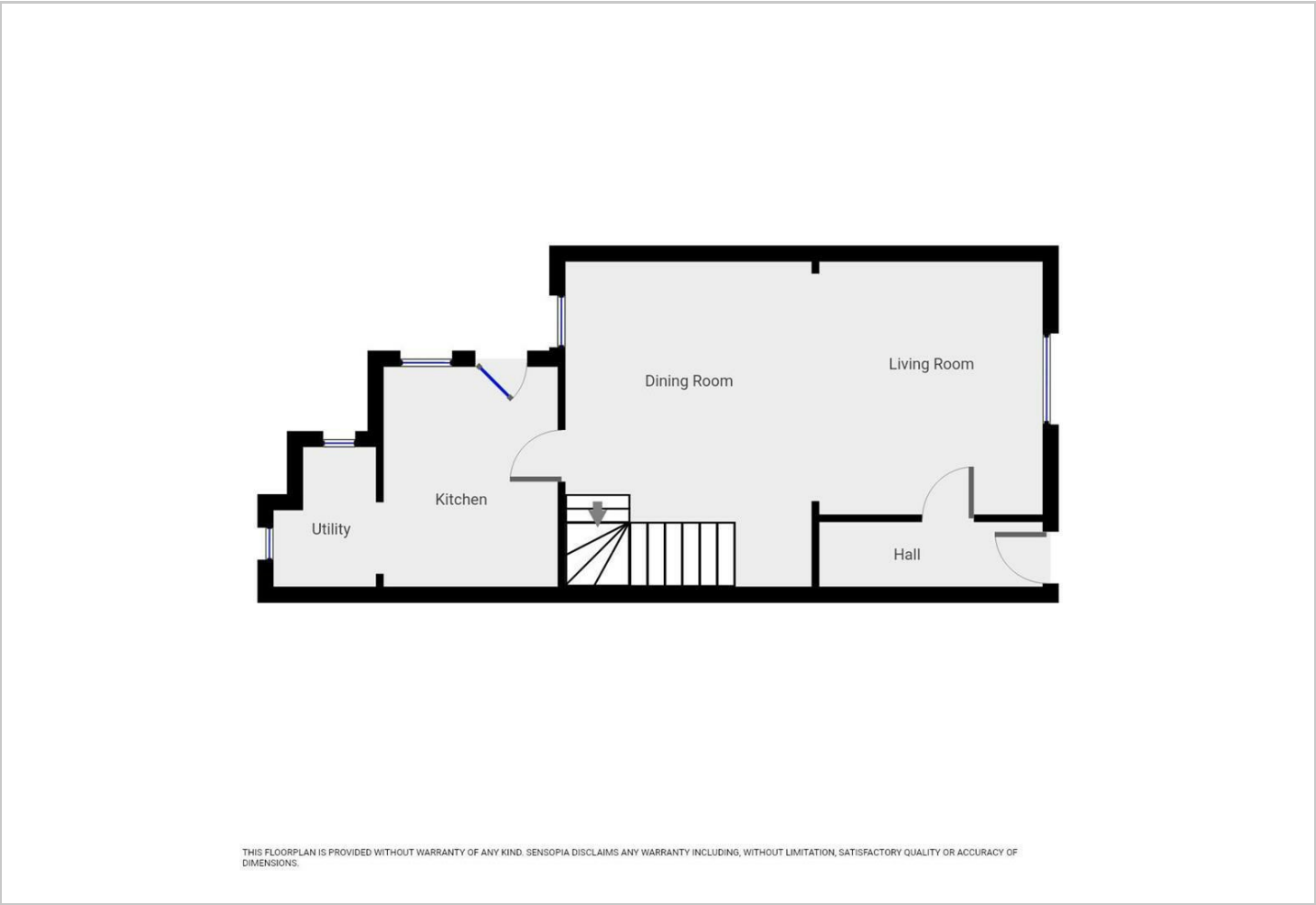
Hybrid Map



Terrain Map



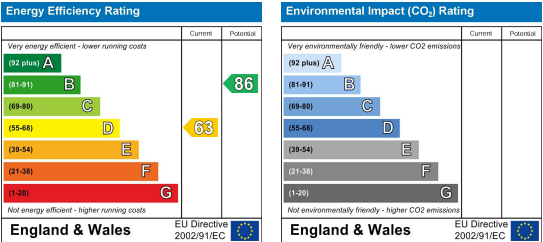
Floor Plan



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.