HUNTERS®

HERE TO GET *you* THERE



# Woodstock Gardens

Pencoed, CF35 6ST

Asking Price £395,000

4 | 1 | 1 | C

Council Tax: E





# 27 Woodstock Gardens

Pencoed, CF35 6ST

## Asking Price £395,000










### HALLWAY
Which has real wood flooring, skimmed walls & ceiling which is coved with central light fitting, radiator, wooden staircase with spindles to first floor, cupboard under stairs, and wood panelled doors to

### LOUNGE
15'5" x 12'9" (4.70m x 3.89m)
With real wood floors , skimmed walls and ceiling which is coved with central light fittings, wood burning stove with flume and slate hearth, radiators, power & tv points, window to front, open arch into kitchen dining.

### KITCHEN DINING
20'3" x 11'11" (6.17m x 3.63m)
Laminate flooring, skimmed walls & ceiling which is coved with central and spot light fittings, radiator selection of base and wall units in sage shaker style with oak worktops and tiled back splash, matching central island with breakfast bar seating, sink and drainer with mixer tap, appliances to include electric oven and gas hob with extractor, window and glazed door to rear garden, patio doors to conservatory.

### CONSERVATORY
11'8" x 9'6" (3.56m x 2.90m)
Victorian style design with polycarb roof, laminate flooring, dwarf walls, radiator, side lighting, french doors to rear patio.

### CLOAKROOM
Tiled flooring, tiled & skimmed walls and skimmed ceiling with central lighting, window side, wc, sink, radiator.

### LANDING
with carpets, skimmed walls and ceiling which is coved with central light fitting, radiator, attic access, window to side view.

### BEDROOM 1
15'7" x 10'4" (4.75m x 3.15m)
With carpets, skimmed walls and ceiling with central light fitting, radiator, window to front views, built in wardrobes with sliding doors along one wall.

### BEDROOM 2
10'3" x 10'5" (3.12m x 3.18m)
With carpets, skimmed walls and ceiling which is coved with spot lighting, radiator, window to rear views.

### BEDROOM 3
10'2" x 9'8" (at widest) (3.10m x 2.95m (at widest))
With carpets, skimmed walls and ceiling with central light fitting, radiator, window to rear views.

### BEDROOM 4
9'8" x 7'2" (2.95m x 2.18m)
With carpets, skimmed walls and ceiling with central light fitting, radiator, window to front views, with built in storage shelves.

### BATHROOM
6'5" x 6'5" (1.96m x 1.96m )
Tiled flooring and walls, skimmed ceiling with central lighting, 3 piece white suite sink & wc set in vanity unit, wc, spa bath with thermostatic shower, chrome radiator, frosted window to side.

### Gardens
Open front garden which has a block driveway,

extending to the front and side of garage with room for several cars, lawned area in front of house with shrubs & trees, entered through front door , gated access to rear.

Large rear enclosed garden with patio area against the house leading to a rear decking and lawn all of which has raised borders with decorative chippings, further garden areea behind garage with three growing beds, to the side of the garage there is a further storage area with a wooden shed

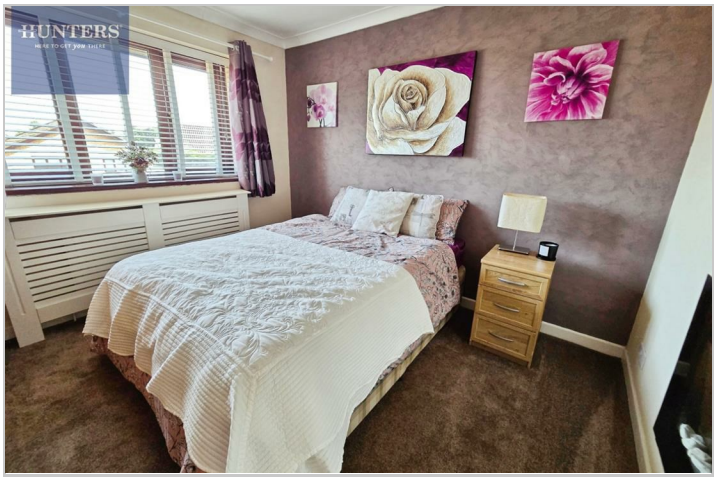
## GARAGE

Currently being used as a gym this is a double fronted block built double skin, with electric roller shutter door, painted concrete floors, plaster board ceilings with storage in pitch, wooden side door, power and lighting supply.












## Road Map



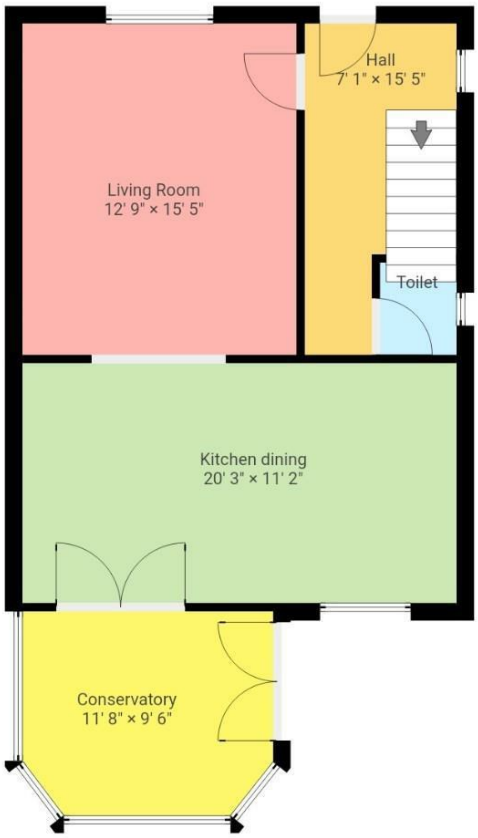

## Hybrid Map




## Terrain Map




## Floor Plan

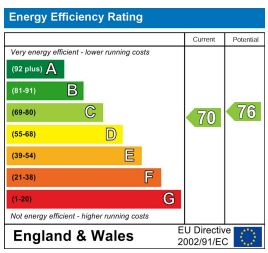


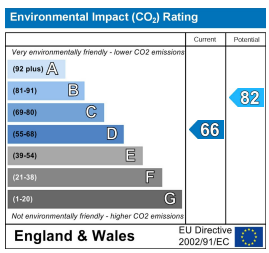

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG
Tel: 01656 856118 Email: bridgend@hunters.com https://www.hunters.com