

HUNTERS[®]

HERE TO GET *you* THERE

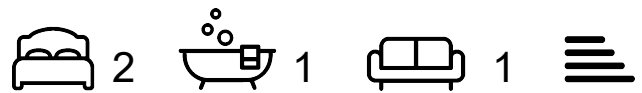
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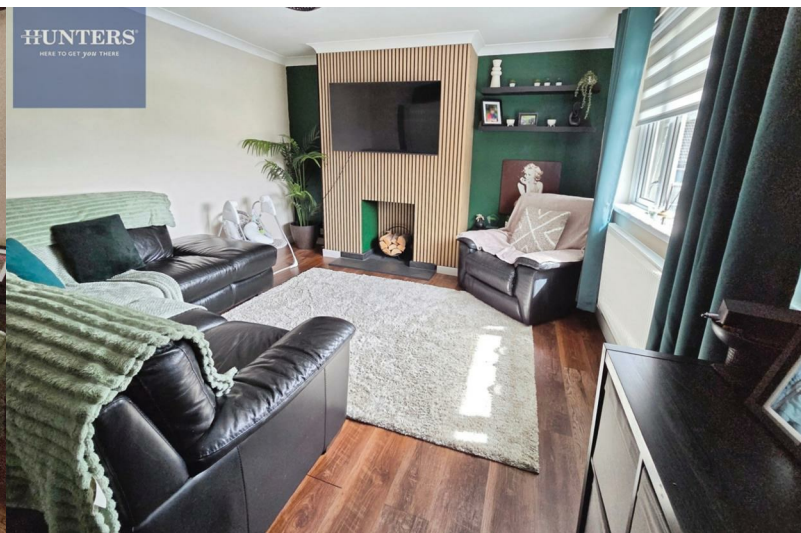
Pant Hirgoed

Pencoed, Bridgend, CF35 6YD

Offers In Excess Of £144,000



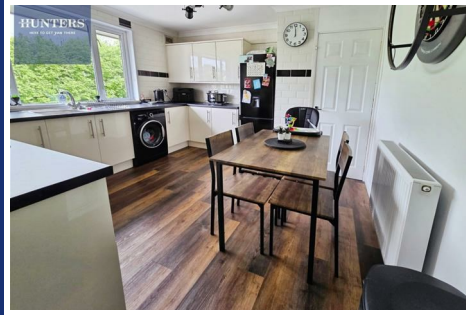
Council Tax: B



9A Pant Hirgoed

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Hallway / Landing

entered through composite front door with glass panel, with tile effect flooring, wood panel / skimmed walls and skimmed ceilings with coving and central lighting, stairs to landing which has laminate flooring, skimmed walls and ceiling which is coved with central lighting, radiator, attic access, doors to:

Lounge

15'8" x 12'4" (4.78m x 3.76m)

with laminate flooring, skimmed walls with feature chimney breast, and skimmed ceiling with coving and central lighting, window to front, radiator.

Kitchen dining

12'5" x 11'8" (3.78m x 3.56m)

with laminate flooring, skimmed / tiled walls and skimmed ceiling with central lighting, radiator. Selection of base and wall units in gloss cream with granite effect worktops, integral sink & drainer, electric oven, hob and hood, window to rear.

Bedroom 1

13'11" x 10'8" (4.24m x 3.25m)

with carpets, skimmed walls and ceilings which is coved with central lighting, radiator, built in wardrobes along one wall,, window to front.

Bedroom 2

10'11" x 10'2" (3.33m x 3.10m)

with carpets, skimmed walls and ceiling which is coved with central lighting, radiator, built in storage, window to rear.

Bathroom

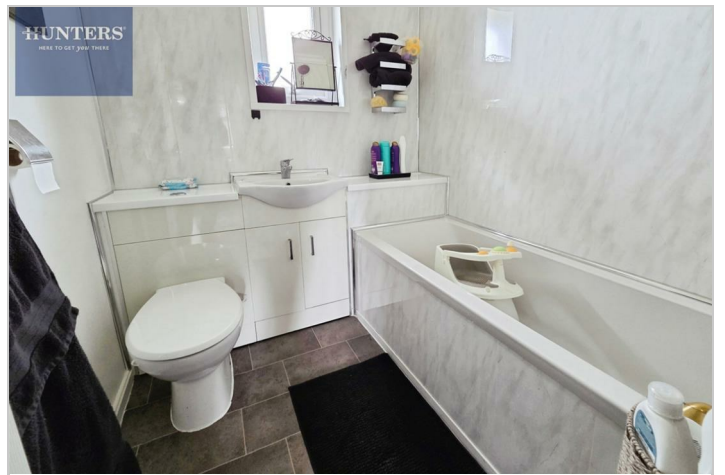
6'8" x 5'11" (2.03m x 1.80m)

tiled effect flooring, clad walls and skimmed ceiling

with central lighting, hand wash basin and WC built into vanity storage, bath with mixer shower, window to rear, chrome towel radiator.

Garden

Enclosed side and rear gardens path leading to rear, two block built storage sheds, rear enclosed garden with area of artificial grass and large decking, some raised beds, secure gated access.



Road Map



Hybrid Map



Terrain Map



Floor Plan

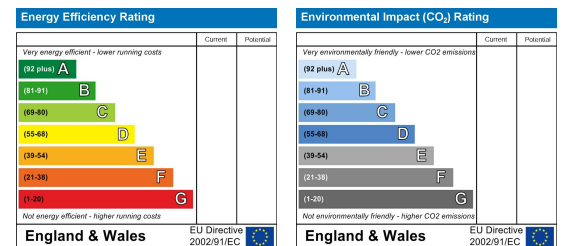


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Viewing

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.