HUNTERS®

HERE TO GET *you* THERE



Brook Vale

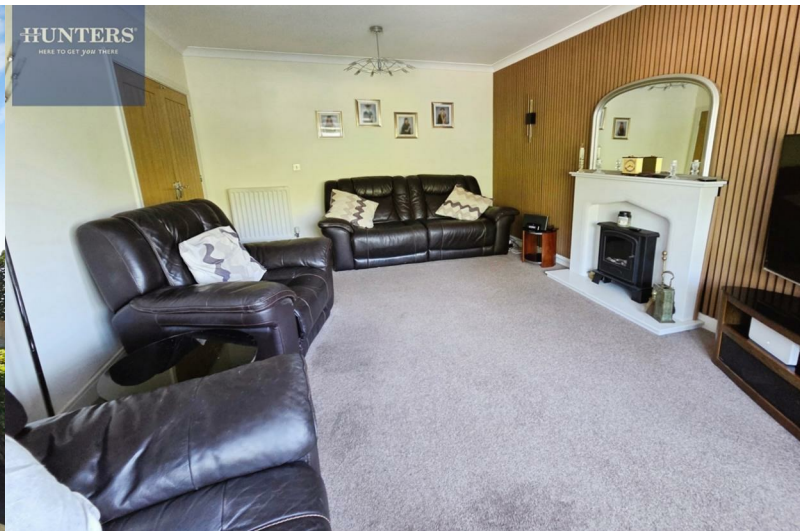
Pencoed, Bridgend, CF35 6LS

£450,000

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Council Tax: F





1 Brook Vale

Pencoed, Bridgend, CF35 6LS

£450,000





Hallway
with laminate flooring, skimmed walls and ceiling which is coved with central lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

Cloakroom
off hallway with tiled flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin built into vanity storage, radiator, window to rear.

Lounge
15'6" x 11'11" (4.72m x 3.63m)
with carpets, skimmed walls and ceiling which is coved with central light fitting, two radiators, bay window to front, marble fireplace and hearth.

Dining
12'1" x 12'0" (at widest) (3.68m x 3.66m (at widest))
with carpets, skimmed walls and ceiling which is coved with central light fitting, window to rear.

Reception 2
7'0" x 6'9" (2.13m x 2.06m)
with carpets, skimmed walls and ceiling with central light fitting, window to rear.

Kitchen Breakfast room
15'00" x 13'1" (at widest points) (4.57m x 3.99m (at widest points))
with tiled flooring, skimmed walls and ceilings with central lighting, upright radiator, selection of base and walls units in grey shaker style with compressed quartz worktops, additional matching island with breakfast bar seating, appliances to include electric oven & grill, gas hob with extractor, integral dishwasher & fridge freezer, one and half bowl sink with mixer tap, windows to side and patio doors conservatory, additional under stair storage, door to utility.

Utility
7'0" x 4'11" (2.13m x 1.50m)
with tiled flooring, skimmed walls and ceiling with central lighting, base and wall units to match kitchen with granite effect worktops, integral sink and drainer, plumbing for washing machine, radiator, wall mounted boiler, door to rear.

Conservatory
16'5" x 9'4" (5.00m x 2.84m)
Victorian style conservatory built onto rear with, dwarf walls and tinted glass roof, central light fitting, air conditioning unit, French doors to garden.

Landing
with carpets, skimmed walls and ceiling with central lighting, wood banister with spindles, attic access, airing cupboard, doors to:

Master Bedroom
14'1" x 12'1" (4.29m x 3.68m)
with carpets, skimmed walls and ceiling with central lighting, window to front, radiator, access to ensuite, built in wardrobes along one wall.

Ensuite
12'6" x 5'6" (3.81m x 1.68m)
with tiled flooring and tiled / skimmed walls with skimmed ceiling, central lighting, wc and sink which is built into vanity storage, separate double shower cubicle with thermostatic shower and glass screen, radiator, window to side.

Bedroom 2
14'1" x 10'1" (4.29m x 3.07m)
with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator, built in wardrobes along one wall.

Bedroom 3
10'6" x 9'10" (3.20m x 3.00m)
with carpets, skimmed walls and ceilings with spot lighting, window to rear, radiator.

Bedroom 4
9'6" x 9'3" (at widest) (2.90m x 2.82m (at widest))
with laminate flooring, skimmed walls and ceilings with central lighting, window to rear, radiator.

Bathroom
9'0" x 5'10" (2.74m x 1.78m)
with tiled flooring, skimmed walls and ceilings with central lighting, 3 piece suite wc, sink which is built into vanity storage and bath, radiator, window to front.

Gardens
Front open garden with driveway for 2-3 cars, integral double garage with up and over front door, power and lighting, Grass to front of the house with some mature bushes.

Enclosed South facing rear garden with large patio area against house, leading to a grass area which has chipped borders with selection of trees and bushes, side access to both sides.

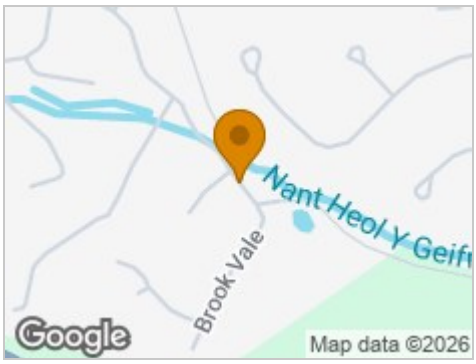








Road Map



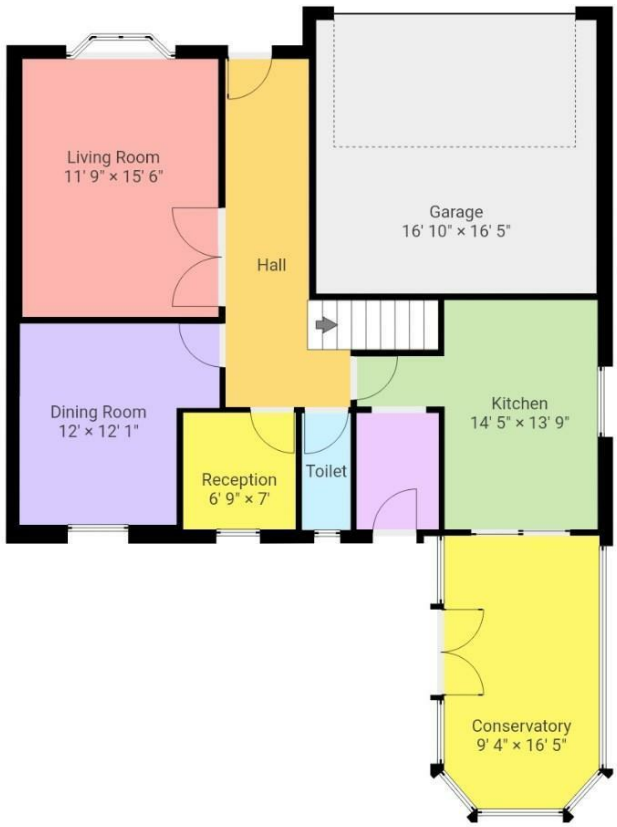
Hybrid Map



Terrain Map



Floor Plan

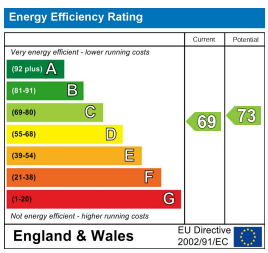


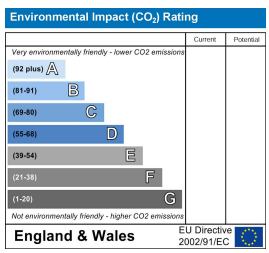
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Viewing

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.
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