

# HUNTERS<sup>®</sup>

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## Swn-Y-Nant

Pencoed, Bridgend, CF35 6JF

£395,000



Council Tax: F



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## Porch

entered through upvc front door with glass panel, with carpet, waist high brick walls and clad ceiling, secondary wooden door into main hallway.

## Hallway

with laminate flooring, textured walls and ceiling with coving and central lighting, radiator, window to front, stairs to first floor with under stair cupboard, doors to:

## Lounge

13'5" x 11'10" (4.09m x 3.61m )  
with carpets, papered walls and textured ceiling with coving and central lighting, window to front and to side, door to dining, radiator.

## Dining

10'7" x 8'10" (3.23m x 2.69m )  
with carpets, papered walls and textured ceiling with coving and central lighting, patio doors to garden room, radiator.

## Kitchen

15'9" x 8'10" (4.80m x 2.69m )  
with laminate flooring, skimmed walls and textured ceiling with central lighting. Selection of base and wall units in light oak shaker style with marble effect worktops, integral sink & drainer, electric oven and gas hob with hood, window to rear.

## Garden Room

10'3" x 6'5" (3.12m x 1.96m )  
with tiled flooring, skimmed walls and vaulted correx roof, french doors with side panel to garden, central lighting.

## Utility

11'8" x 10'7" (3.56m x 3.23m )  
with laminate flooring, skimmed walls and textured

ceiling with coving and central lighting, radiator, selection of base and wall units in white and oak colours with oak effect worktops, integral sink and drainer, plumbing for washing machine, wall mounted boiler, window and door to rear, door to central hallway.

## Central Hallway

found off utility, with carpets, skimmed walls and textured ceiling with coving and central lighting, doors to shower room and front reception.

## Shower Room

6'5" x 6'3" (1.96m x 1.91m)  
vinyl flooring, tiled / skimmed walls and textured ceilings with central lighting, hand wash basin and WC, separate walk in shower cubicle with glass screen and thermostatic shower, window to side, radiator.

## Reception / Bedroom

12'3" x 10'9" (3.73m x 3.28m )  
with carpets, skimmed walls and textured ceiling with coving and central lighting, window to front, radiator.

## Landing

with carpets, textured walls and ceiling with coving and central lighting, wood banister, airing cupboard, attic access, doors to:

## Bedroom 1

13'3" x 10'10" (4.04m x 3.30m )  
with carpets, papered walls and textured ceiling with coving and central lighting, radiator, built in wardrobes, window to front.

## Bedroom 2

11'0" x 10'11" (3.35m x 3.33m )  
with carpets, papered walls and textured ceiling with coving and central lighting, radiator, window to rear.

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### Bedroom 3

10'3" x 7'3" (3.12m x 2.21m )

with carpets, papered walls and textured ceiling with coving and central lighting, radiator, window to front, built in bed frame over bulk head of stair.

### Bedroom 4

19'10" x 10'7" (6.05m x 3.23m )

with carpets, textured walls and wood clad ceiling which are sloped with central lighting, radiator, two skylight windows, eaves storage.

### Dressing / Additional Bedroom

11'9" x 10'0"

off bedroom 4 with carpets, skimmed walls and textured ceiling with coving and central lighting, radiator, windows to side and rear.

### Bathroom

12'6" x 7'3" (3.81m x 2.21m)

vinyl flooring, tiled / skimmed walls and smooth ceilings with central lighting, hand wash basin and WC with corner bath, separate shower cubicle with glass screen and electric shower, window to side and rear, chrome towel radiator.

### Gardens

Large corner plot with front, rear and side gardens,

two concrete driveways to the front with gates to accommodate several vehicles, with lawn to the front which is surrounded by mature borders with a variety of trees and bushes.

Side Garden has a green house tunnel and block built shed with a variety of vegetable growing areas.

The rear Garden has a central lawn which is surrounded by mature beds with a variety of trees and bushes, there is a concrete base to the rear of the house and a corner patio to the rear, there is a decking terrace to the front of the garden studio, gated side access to front on both sides.

### Garden Studio

21'5" x 13'2" (6.53m x 4.01m)

A purpose built block building with laminate flooring, skimmed walls and vaulted ceiling with exposed beams and insulated metal roof, central lighting, French doors and two windows into garden and patio doors and window to front, wood burning stove on slate hearth.



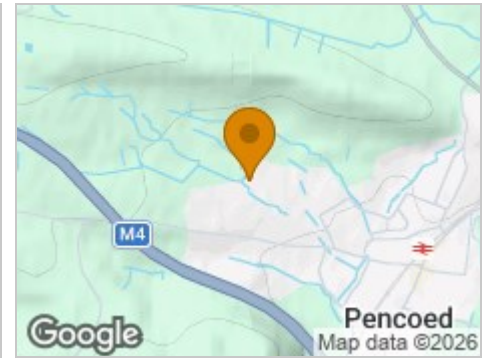
## Road Map



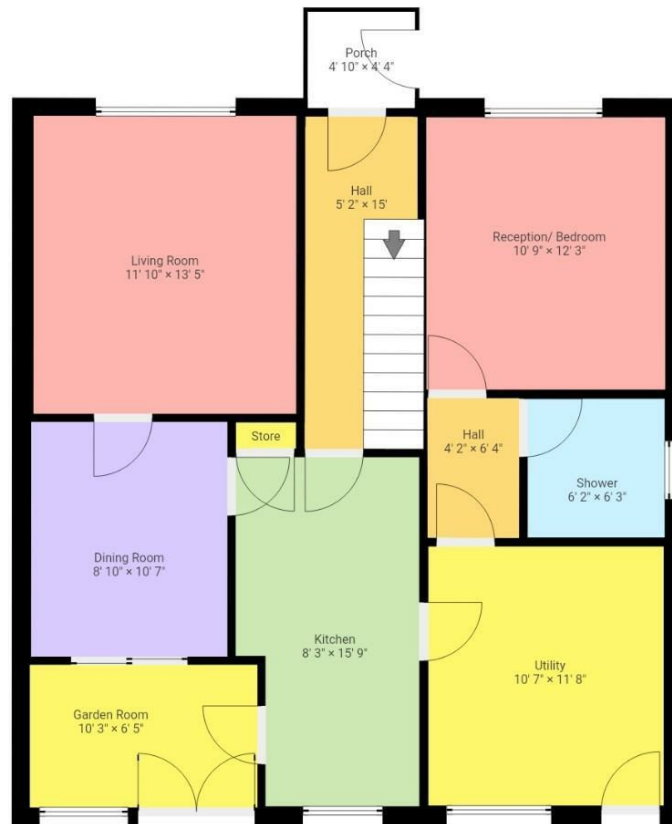
## Hybrid Map



## Terrain Map



## Floor Plan

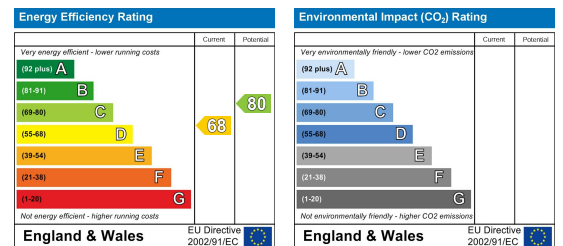


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## Viewing

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



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