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HERE TO GET *you* THERE

Llwyn Bedw

Pencoed, Bridgend, CF35 6TH

Asking Price £225,000

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Council Tax: C

22 Llwyn Bedw

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Hallway
with original wood flooring, skimmed walls and ceilings with central lighting, under stair cupboard, radiator, stairs to first floor and doors into:

Lounge
15'2" x 12'7" (4.62m x 3.84m)
With carpets, skimmed walls & ceiling which is coved with central light fittings, radiator, power & tv points, window to front, marble fireplace and hearth with gas fire.

Kitchen
16'1" x 7'1" (4.90m x 2.16m)
Tile effect flooring, skimmed walls and ceiling with central light fittings, selection of base and wall units in white gloss shaker style with granite effect worktops, electric oven, gas hob and hood, sink and drainer with mixer tap, window to front and side.

Dining / Bedroom 2
10'9" x 10'5" (3.28m x 3.18m)
with carpets, skimmed walls and ceiling which is coved with central light fittings, radiator, patio doors to garden.

Bedroom 1
11'9" x 9'5" (3.58m x 2.87m)
with carpets, papered walls and ceilings with central light fittings, selection of built in wardrobes, radiator, window to rear.

Bathroom
7'4" x 4'6" (2.24m x 1.37m)
Non slip flooring, tiled walls, textured ceiling with central lighting, WC and sink walk in shower with elctric shower and folding half glass screens, radiator, window to side.

Bedroom 3 (upstairs)
15'0" x 12'5" (4.57m x 3.78m)
with carpets, skimmed walls and ceiling with central light fittings, radiator, window to front, built in double wardrobe and eaves storage.

Gardens
Large corner plot with enclosed front garden with lawn to front and side with flower beds, driveway for 1 car to single garage with up and over front door.

Private rear gardens with patio area off the back of house. side chipped area, side gated access and side door access to garage.

Tel: 01656 856118

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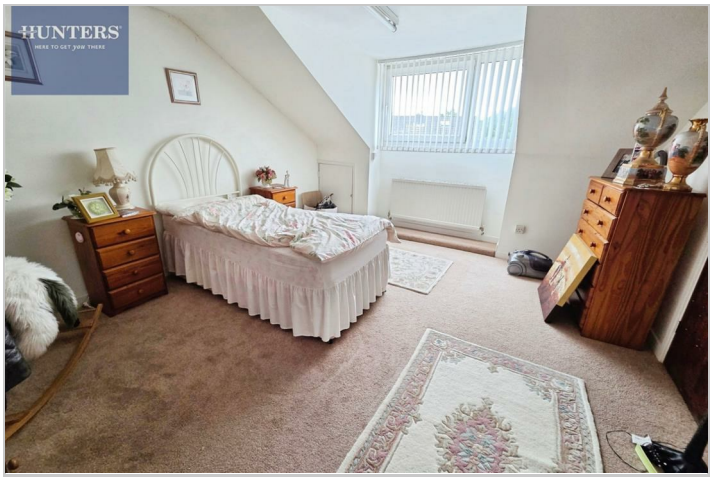
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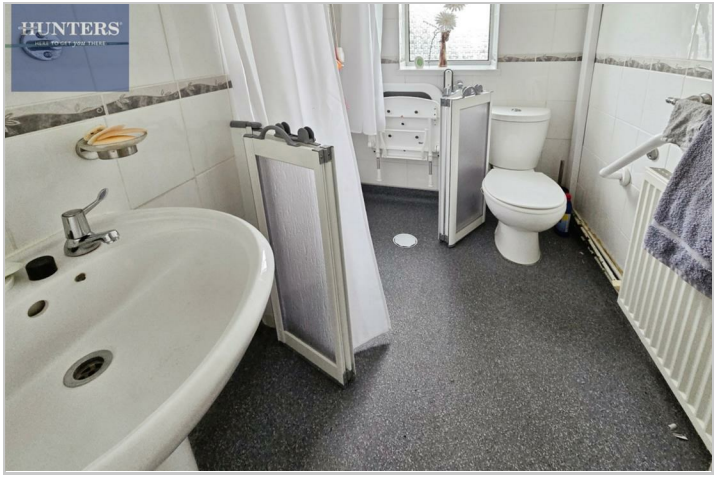
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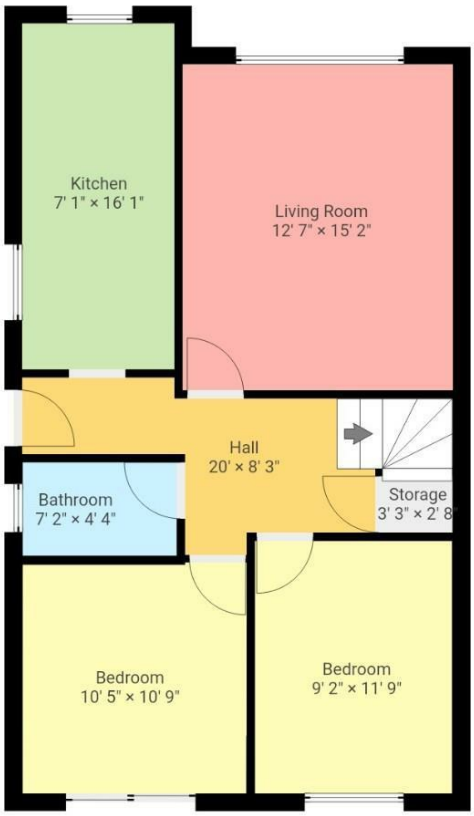
Road Map

Hybrid Map

Terrain Map

Floor Plan



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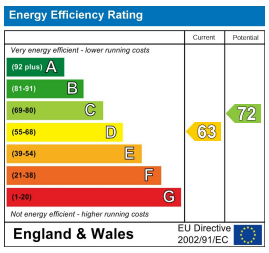
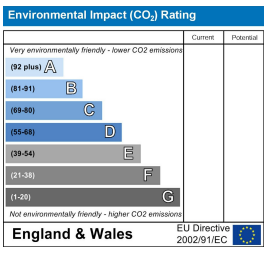
Viewing

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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