

HUNTERS®

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Swn-Y-Nant

Pencoed, Bridgend, CF35 6JF

Offers In Excess Of £220,000



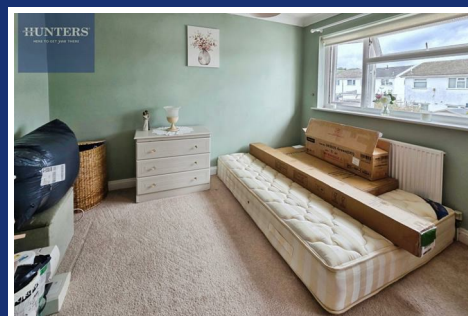
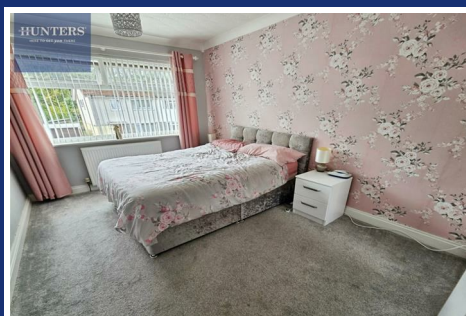
Council Tax: D



19 Swn-Y-Nant

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Hallway

with carpets, papered walls and textured ceiling which is covered with central lighting, front door with side panel, stairs to first floor, door to:

Lounge

13'5" x 11'0" (4.09m x 3.35m)

With carpets, papered walls with dado rail & textured ceiling which is covered with central and side light fittings, radiator, power & tv points, window to front.

Kitchen dining

17'3" x 10'2" (at widest) (5.26m x 3.10m (at widest)) with tile effect flooring, skimmed walls and textured ceiling which is covered with central lighting. Selection of base and wall units in matt cashmere with granite effect worktops, sink & drainer, integral electric oven, hob and hood, two windows to rear and side door, radiator, under stair cupboard.

Landing

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

Bedroom 1

13'7" x 11'2" (4.14m x 3.40m)

with carpets, skimmed walls and textured ceiling which is covered with central lighting, window to front, radiator.

Bedroom 2

11'2" x 10'3" (3.40m x 3.12m)

with carpets, skimmed walls and textured ceiling which is covered with central lighting, window to rear, radiator.

Bedroom 3

9'5" x 7'8" (at widest) (2.87m x 2.34m (at widest))

with carpets, skimmed walls and textured ceiling which is covered with central lighting, window to front, radiator, built in cupboard of head of stair.

Bathroom

6'6" x 5'3" (1.98m x 1.60m)

with vinyl flooring and tiled walls with textured ceiling which is covered with central lighting, chrome towel radiator, three piece suite with wc, sink and bath with thermostatic shower and glass screen window to rear.

Gardens

Enclosed front garden with concrete driveway extending to the side of the house to and to garage, front lawn.

Single garage with up and over door to front, power and lighting.

Enclosed rear garden with patio against the property leading to rear lawn with central path, gated side access.



Road Map



Hybrid Map



Terrain Map



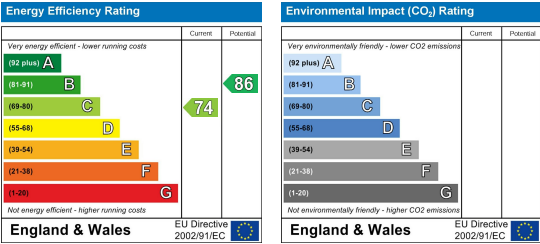
Floor Plan



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.