HUNTERS®

HERE TO GET *you* THERE



Minffrwd Road

Pencoed, Bridgend, CF35 6RL

Offers In Excess Of £375,000

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Council Tax: F





17 Minffrwd Road

Pencoed, Bridgend, CF35 6RL

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Hallway
with laminate flooring, papered walls and textured ceiling which is coved with central lighting, front door with side panel, radiator, stairs to first floor, under stair cupboard, doors to:

Lounge
16'8" x 12'2" (5.08m x 3.71m)
with carpets, papered walls and textured ceiling which is coved with central light fitting, radiator, wood fire surround with marble hearth and gas fire, bay window to front and French doors to rear reception.

Dining
17'7" x 10'7" (5.36m x 3.23m)
with carpets, papered walls and textured ceiling which is coved with central light fitting, window to front and side.

Reception Room
12'2" x 8'10" (3.71m x 2.69m)
with carpets, papered walls and textured ceiling which is coved with central light fitting, oak mantle and tiled hearth, French doors to conservatory and lounge.

Consevatory
12'5" x 10'8" (3.78m x 3.25m)
Victorian style conservatory built onto rear with tiled flooring, dwarf walls and tinted glass roof, central fan fitting, electric radiators, French doors to garden.

Kitchen dining
18'6" x 11'5" (5.64m x 3.48m)
with laminate flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and walls units in dark oak shaker style with granite effect worktops, electric oven & grill, gas hob with extractor, one and half bowl sink with mixer tap, radiator, two windows to rear, door to utility.

Cloakroom
off kitchen with tiled flooring, papered / tiled walls and textured ceiling with central lighting, 2 piece suite wc and hand wash basin built into vanity, chrome towel radiator, window to side.

Utility
lean too off the side of the house with tiled flooring, painted walls and clear roof with side lighting, glazed door to front and rear.

Landing
with carpets, papered walls and textured ceiling which is coved with central lighting, wood banister with spindles, built in wardrobes, window to rear, doors to:

Master Bedroom
19'0" x 10'6" (5.79m x 3.20m)
with carpets, papered walls and textured ceiling which is coved with central lighting, window to front, radiator.

Bedroom 2
13'4" x 10'11" (4.06m x 3.33m)
with carpets, papered walls and textured ceiling which is coved with central lighting, window to rear, radiator.

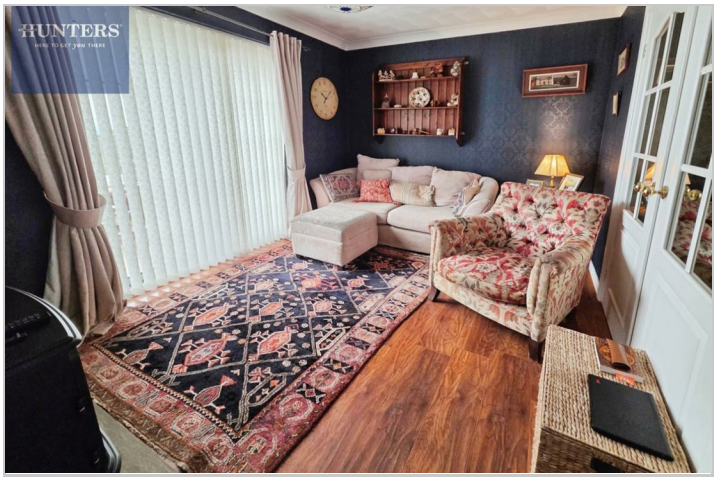
Bedroom 3
14'9" x 13'4" (at widest) (4.50m x 4.06m (at widest))
with carpets, papered walls and textured ceiling which is coved with central lighting, window to front, radiator.

Bedroom 4
9'8" x 9'2" (at widest) (2.95m x 2.79m (at widest)) with laminate flooring, papered walls and textured ceiling which is coved with central lighting, window to front, radiator.

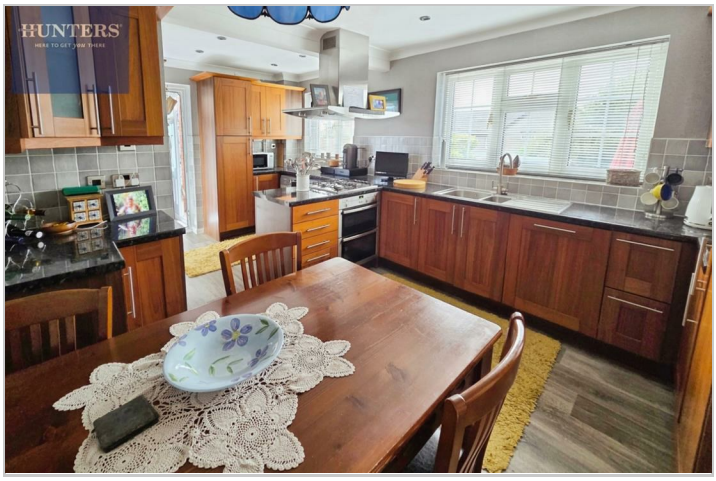
Bathroom
10'6" x 6'8" (3.20m x 2.03m)
with laminate flooring, tiled / skimmed walls, skimmed ceilings with spot lighting, 4 piece suite wc, sink built into vanity, bath and separate shower cubicle with thermostatic shower and glass screen, chrome towel radiator, window to rear.

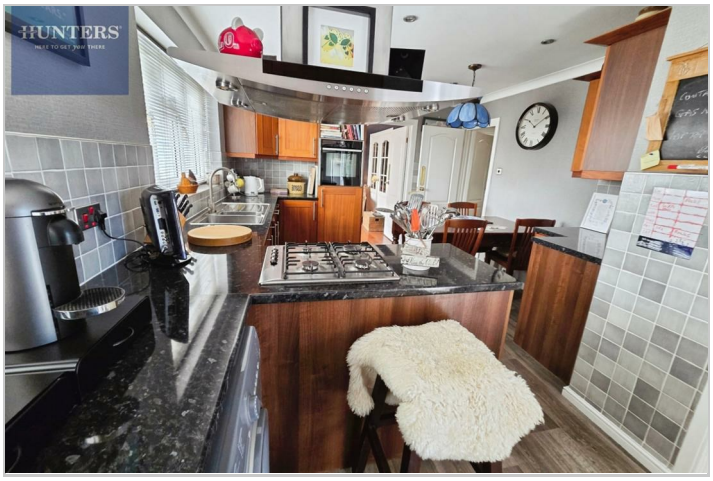
Gardens
Enclosed front garden with tarmac driveway, chipped front with mature bushes and trees, surrounded by hedges for privacy.

Rear garden with patio terrace against the back of the property, wide steps to chipped path to rear lawn with a number of mature trees and bushes. Further private patio area, wooden summer house and shed to remain.









Road Map



Hybrid Map



Terrain Map



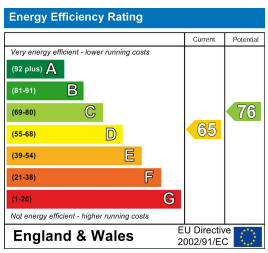
Floor Plan

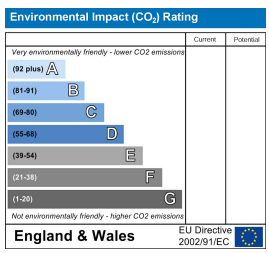


Viewing

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.

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