

HUNTERS®

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St. Johns Drive

Pencoed, Bridgend, CF35 5NF

£210,000



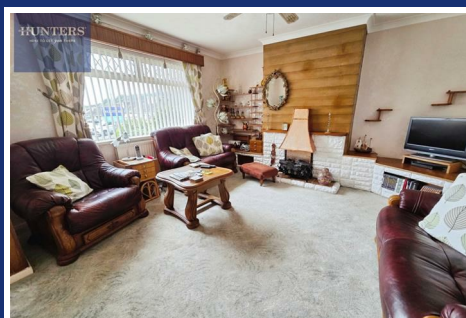
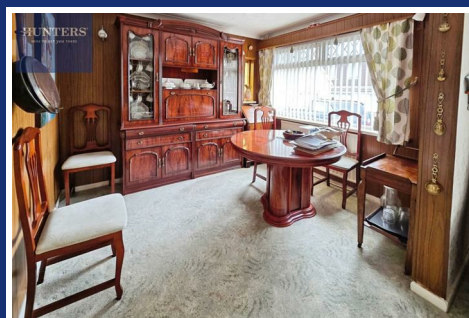
Council Tax: C



17 St. Johns Drive

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Porch

6'6" x 4'1" (1.98m x 1.24m)

found on front of property with tiled flooring and wood clad walls & correx roof, secondary door into hallway, window to side.

Hallway

With carpets, papered walls and styrene ceiling which are coved, central light fitting, stairs to first floor, doors to:

Lounge

20'10" x 13'3" (at widest) (6.35m x 4.04m (at widest))

Double room, with carpets, wood clad & papered walls, textured ceiling with coving and central lighting, two windows to front, two radiators, stone fireplace and tile hearth with gas fire.

Kitchen

12'4" x 9'8" (at widest) (3.76m x 2.95m (at widest))

Laminate flooring, papered walls and styrene ceiling with central light fittings, selection of base and wall units in white with granite effect worktops, sink and drainer with mixer tap, window to side, floor mounted boiler, door to rear lean too.

Lean too

Off the back of the kitchen with carpets, wood clad walls and ceiling with central lighting, window and door to rear.

Bedroom 1 (downstairs)

11'11" x 10'9" (3.63m x 3.28m)

with laminate effect flooring, papered walls and textured ceiling which is coved with central light fittings, window to rear, radiator, built in storage under stairs.

Bathroom

5'8" x 5'8" (1.73m x 1.73m)

found down stairs with carpets, tiled walls with styrene ceiling and central lighting, 2 piece suite, WC and sink and shower cubicle with thermostatic shower and glass screens, towel radiator, window to side.

Landing

with carpets, papered walls and styrene ceiling which is coved with central lighting, doors to:

Bedroom 2

15'3" x 8'5" (4.65m x 2.57m)

with carpets, skimmed walls and styrene ceiling, central light fittings, radiator, window to front.

Bedroom 3

15'3" x 7'4" (4.65m x 2.24m)

with carpets, skimmed walls and styrene ceiling, central light fittings, radiator, window to rear, built in storage.

Gardens

Enclosed front garden with concrete drive leading to single garage with up and over and side doors, power and lighting. Chipped area to front of house with mature borders, access to rear.

Rear enclosed garden with patio area off the back of the house, to the side rear there is a landscaped section with lawn, mature borders with selection of trees, bushes and a pond with concrete paths between.



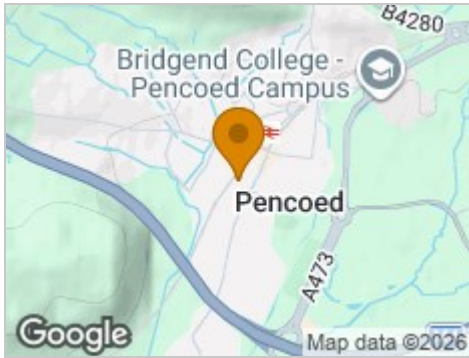
Road Map



Hybrid Map



Terrain Map



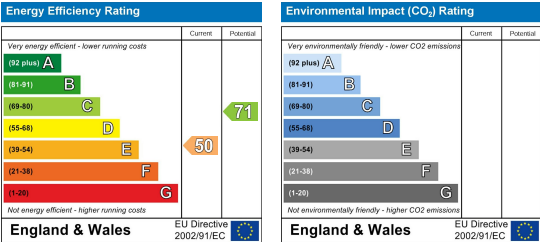
Floor Plan



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.