

HUNTERS®

HERE TO GET *you* THERE



Penprysg Road

Pencoed, CF35 6RH

£240,000



Council Tax: C



42 Penprysg Road

Pencoed, CF35 6RH

£240,000



Hallway

with tiled flooring, skimmed walls and ceiling with spot lighting, composite front door, radiator, stairs to first floor, coat cupboard, doors to:

Lounge Dining

18'0" x 14'9" (5.49m x 4.50m)

with carpets, skimmed walls and ceiling with spot light fitting, two radiators, window to front, open fireplace with tiled hearth.

Kitchen

17'2" x 9'6" (5.23m x 2.90m)

with tiled flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and walls units in grey shaker style with compressed quartz worktops, additional matching breakfast bar seating, appliances to include electric oven & grill, gas hob with extractor, integral dishwasher & fridge freezer, porcelain sink with mixer tap, windows to rear, rear porch leading to garden.

Landing

with carpets, skimmed walls and ceiling with spot lighting, wood banister with spindles, attic access, doors to:

Bedroom 1

12'0" x 9'0" (3.66m x 2.74m)

with carpets, skimmed walls and ceiling with central lighting, window to front, radiator.

Bedroom 2

9'6" x 7'10" (2.90m x 2.39m)

with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator.

Bedroom 3

9'0" x 7'2" (2.74m x 2.18m)

with carpets, skimmed walls and ceiling with central lighting, window to front, radiator.

Bathroom

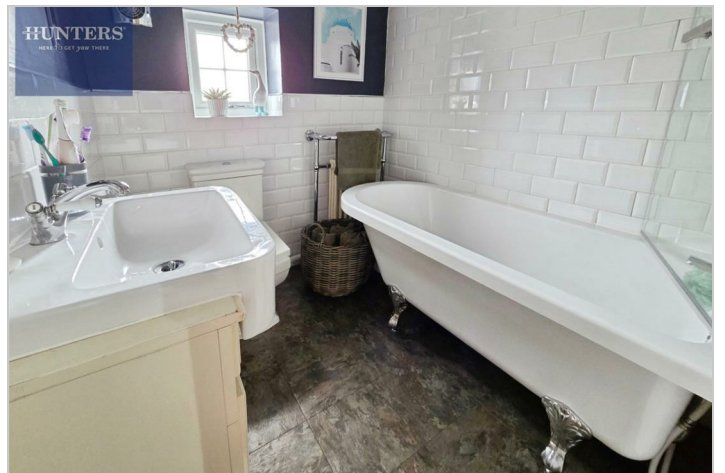
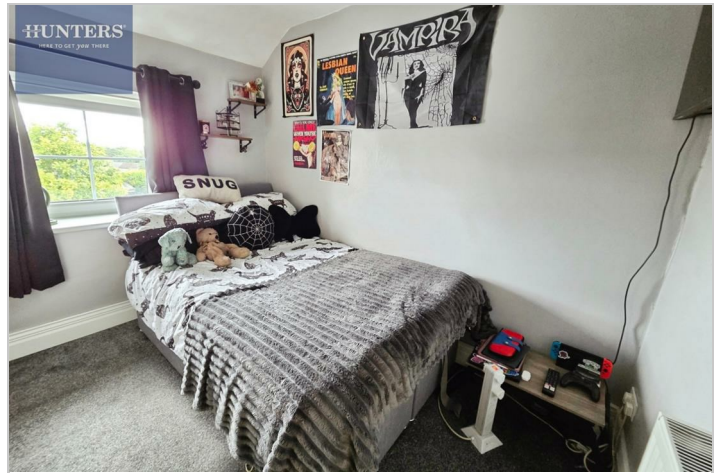
7'0" x 6'0" (2.13m x 1.83m)

with tile effect flooring, skimmed / tiled walls and skimmed ceiling with spot lighting, 3 piece suite wc, sink which is built into vanity storage and bath with thermostatic shower with glass screen, radiator, window to rear.

Garden

Enclosed front garden with stone wall and gated access, with block path to door and artificial grass to front.

Rear garden with chipped / patio against house with two block built outbuildings, picket fence separating to rear garden which is landscaped with central path and chippings with a large selection of decorative plants and foliage, summer house and rear potting shed, additional rear sitting area and access to rear via gate to the allocated secure parking.



Road Map



Hybrid Map



Terrain Map



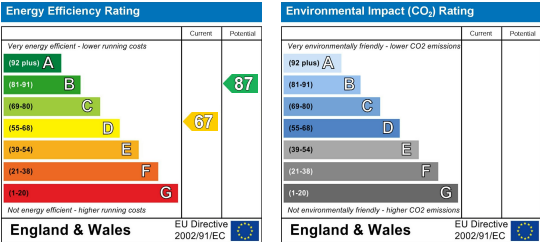
Floor Plan



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.