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# Kennedy Drive

Pencoed, Bridgend, CF35 6TW

Offers In Excess Of £195,000

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Council Tax: D





# 2 Kennedy Drive

Pencoed, Bridgend, CF35 6TW

## Offers In Excess Of £195,000










### Hallway
with laminate flooring, papered walls and textured ceilings with central lighting, stair to first floor, doors to;

### Lounge
14'00" x 11'0" (4.27m x 3.35m )
with carpets, papered walls & textured ceiling, central light fittings, radiator, patio doors into lean too.

### Kitchen
10'0" x 8'10" (3.05m x 2.69m )
With laminate flooring, papered walls & textured ceiling central light fittings, radiator, selection of base and wall units in light oak with granite effect worktops, sink and drainer with mixer tap, integral oven and grill, electric hob and hood, window and door to rear.

### Lean Too
9'0" x 8'9" (2.74m x 2.67m )
timber framed lean too conservatory with dwarf walls, laminate flooring and correx roof, with door to rear garden.

### Bedroom 1
12'1" x 11'0" (3.68m x 3.35m )
Found at the front with carpets, papered walls and textured ceiling, central light fittings, radiator, window to front, built in wardrobes and under stair storage.

### Bedroom 2 / Dining
8'11" x 8'11" (2.72m x 2.72m)
Found at the front with carpets, papered walls and ceiling, central light fittings, radiator, window to front.

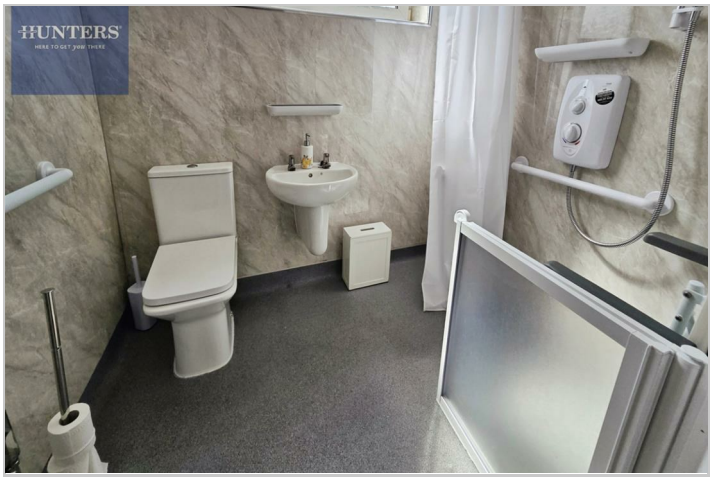
### Bathroom
6'9" x 5'10" (2.06m x 1.78m )
Fitted as wet room with non slip flooring, clad walls and skimmed ceiling with central light fittings, 2 piece white suite wc and hand basin, walk in shower area with electric shower, towel radiator, window to side.

### Bedroom 3
13'8" x 9'3" (4.17m x 2.82m)
With carpets, skimmed walls and ceiling, central light fittings, radiator, window to side views, access to attic space.

### Gardens
Front garden enclosed with block paved drive leading to single garage with up and over front door, side window and door, power and lighting, chipped area to front of the property with some mature borders with plants and bushes.

Enclosed rear garden which is mostly patio with some raised borders, side gated access, rear wooden shed.









## Road Map



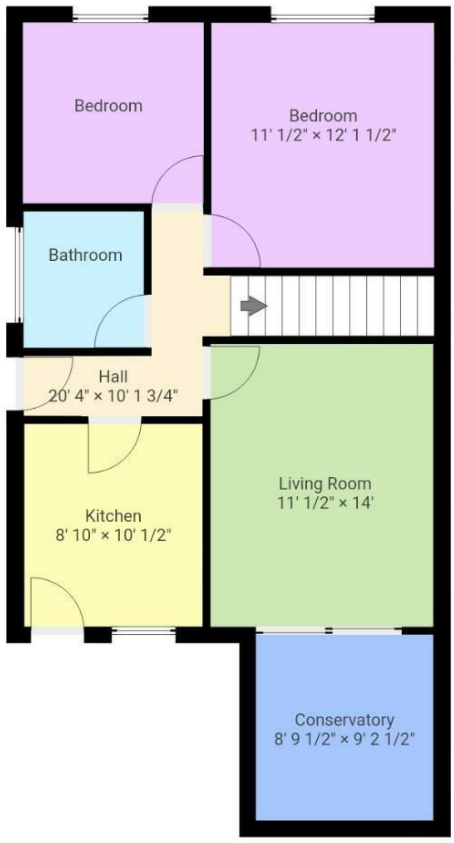

## Hybrid Map




## Terrain Map




## Floor Plan

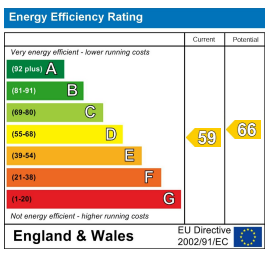


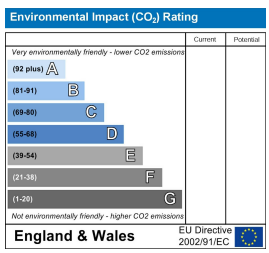

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## Viewing

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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