

# HUNTERS®

HERE TO GET *you* THERE

HUNTERS®  
HERE TO GET *you* THERE



## Islawen Meadows

Pencoed, Bridgend, CF35 6LW

£430,000



Council Tax: D



# 45 Islawen Meadows

Pencoed, Bridgend, CF35 6LW

£430,000



## Hallway

With oak flooring, skimmed / papered walls and textured ceiling which is coved, central light fitting, radiator, stairs to first floor, doors to:

## Cloakroom

off hallway with vinyl flooring, skimmed walls and textured ceiling with central lighting, 2 piece suite wc and hand wash basin, radiator, window to front.

## Lounge

13'2" x 10'2" (4.01m x 3.10m)

with oak flooring, skimmed walls, textured ceiling with coving and central lighting, window to front, two radiators, wood fireplace with marble and hearth and gas fire, open arch to dining.

## Dining

10'5" x 9'2" (3.18m x 2.79m)

with oak, skimmed walls and textured ceiling which is coved with central light fittings, French doors to conservatory, radiator.

## Reception

17'1" x 16'2" (5.21m x 4.93m)

with oak flooring, skimmed walls and ceiling with central light fittings, two windows to front, two radiators.

## Kitchen breakfast room

20'1" x 9'2" (at widest) (6.12m x 2.79m (at widest))

with laminate effect flooring, skimmed walls and ceilings with central lighting, radiator, selection of base and wall units in beech with granite effect worktops, electric oven & grill, gas hob with extractor, one and half bowl sink with mixer tap, radiator, window & French door to rear.

## Conservatory

17'5" x 10'8" (at widest) (5.31m x 3.25m (at widest))  
Victorian style conservatory with laminate flooring, dwarf walls, side light fitting, two electric fitted heaters, French doors to rear and side rear.

## Landing

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

## Master Bedroom

15'1" x 13'8" (4.60m x 4.17m )

with carpets, skimmed walls and ceiling which is coved with spot lighting, two windows to front, radiator, access to ensuite, built in wardrobes along one wall.

## Ensuite 1

7'11" x 7'9" (2.41m x 2.36m )

with laminate effect flooring, tiled walls with skimmed ceiling, spot lighting, wc and sink and bath with separate double shower cubicle with thermostatic shower and glass screen, chrome radiator, window to rear.

## Bedroom 2

11'2" x 10'0" (3.40m x 3.05m )

with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, built in double wardrobe, door to ensuite

## Ensuite 2

with carpets, skimmed walls, textured ceiling with central lighting, wc and sink, separate double shower cubicle with electric shower and glass screen, radiator, window to side.

### Bedroom 3

11'3" x 9'2" (at widest) (3.43m x 2.79m (at widest))  
with carpets, skimmed walls and textured ceiling  
with central lighting, window to rear, radiator, built in  
double wardrobe.

### Bedroom 4

7'11" x 6'7" (2.41m x 2.01m )  
with carpets, skimmed walls and textured ceiling  
with central lighting, window to front, radiator, built in  
storage up and over bed.

### Bedroom 5

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

### Bathroom

6'10" x 6'3" (2.08m x 1.91m )  
with carpets, skimmed walls and textured ceiling  
with central lighting, 3 piece suite wc, sink and bath  
with electric shower, radiator, window to rear.

### Gardens

Set on large corner plot with open front garden with  
driveway for several vehicles, and lawn to front with  
some mature bushes, side gated access to rear.

Detached garage with up and over front door and  
side window, power and lighting.

Rear garden with patio off the rear of the house and  
decked terrace off the conservatory, selection of  
large trees and bushes add to the privacy without  
affecting the light, there is a large side garden which  
is also patio and has a wooden shed.



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.