

HUNTERS[®]

HERE TO GET *you* THERE

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Gwalia Road

Pencoed, Bridgend, CF35 5PP

Asking Price £250,000



Council Tax: C



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Hallway

Entrance hallway with tiled flooring, tower radiator, central ceiling light, staircase to the first floor and access to the downstairs principal rooms.

Lounge

10'9" x 10'1" (3.28m x 3.07m)

Reception room with varnished wooden floorboards, tower radiator, and two front-facing windows providing good natural light.

Kitchen Dining

21'3" x 15'7" (l shape) (6.48m x 4.75m (l shape))

An open-plan L-shaped space incorporating kitchen, dining/living areas.

The kitchen includes olive green shaker-style base and pantry units with white marble worktops, a Belfast sink, and integrated appliances including a fridge freezer, washing machine, and dishwasher. Multiple windows to the front and rear provide natural light, with a rear door offering access to the garden room and garden.

The area features varnished wooden floorboards, a fireplace with tiled hearth and wood surround, log-burning stove, and tower radiator.

Garden Room

Additional garden room with concrete flooring, clad walls, glazed windows and door out to the garden.

Landing

The landing features varnished wooden floorboards, natural light, loft access and wooden bannister.

Bedroom 1

12'1" x 11'6" (3.68m x 3.51m)

Double bedroom with varnished wooden floorboards, radiator, two front-facing windows, and airing cupboard.

Bedroom 2

12'1" x 10'1" (3.68m x 3.07m)

Double bedroom with varnished wooden floorboards, radiator, and two front-facing windows.

Bedroom 3

9'1" x 8'8" (2.77m x 2.64m)

Bedroom with varnished wooden floorboards, radiator, and rear-facing window overlooking the garden.

Bathroom

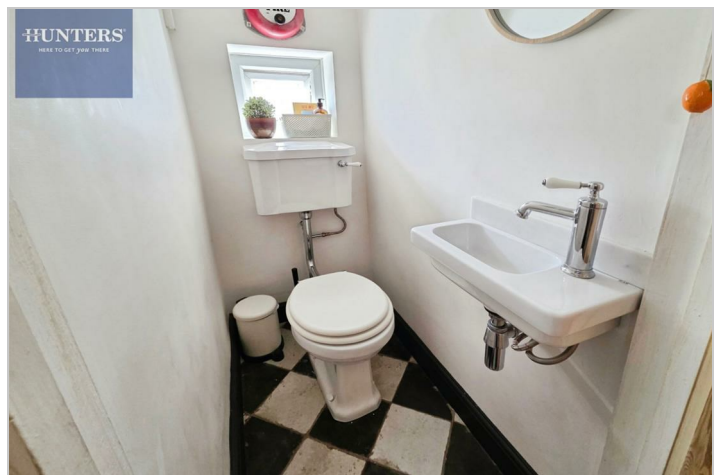
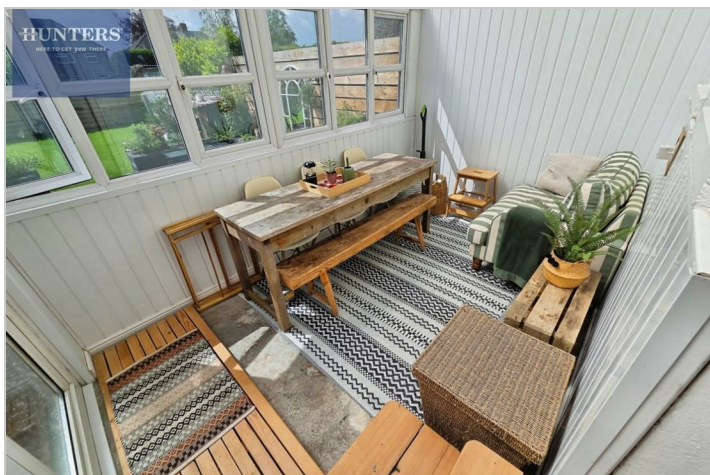
Bathroom? fitted with a three-piece suite comprising WC, vanity sink unit, bath with thermostatic shower, towel radiator, and rear-facing window.

Gardens

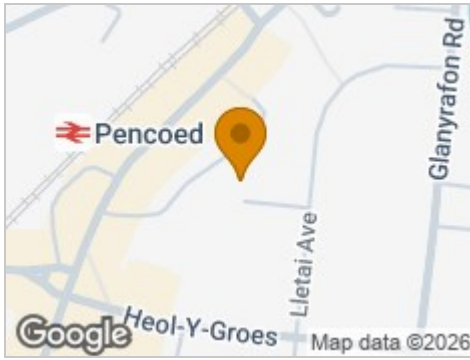
To the front, the enclosed driveway provides parking for two vehicles on a resin driveway, with hedging and side access.

To the rear is a large enclosed garden with a resin pathway, seating area and planted beds. A block-built shed with barn doors, power, and lighting provides useful storage or workshop space.

There is also an external utility/storage cupboard located beneath the stairs.



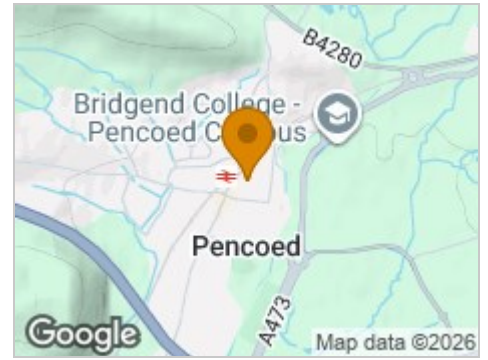
Road Map



Hybrid Map



Terrain Map



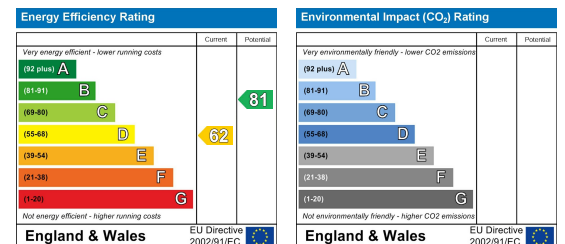
Floor Plan



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.