

HUNTERS®

HERE TO GET *you* THERE

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Felindre Road

Pencoed, CF35 5PB

£315,000



Council Tax: C



17 Felindre Road

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PORCH

Porch with carpets, skimmed walls and ceilings, central light fitting, radiator, two windows to sides composite front door secondary door with glass panels

LOUNGE

21'3" x 14'8" (6.48 x 4.47)

Found at front of property with laminate flooring, papered walls & skimmed ceilings which are coved, two central light fittings, radiator, power and TV points, wood fire surround and cast iron open fire and tiled hearth, two UPVC windows to front, door into dining, two radiators, stairs to first floor.

KITCHEN DINING

24'1" x 11'2" (7.34m x 3.40m)

Vinyl flooring, papered walls and skimmed ceilings, central light fittings, mixture of base and wall units in farmhouse style cream with granite effect worktops, built in sink, upvc window to rear, window and door to side.

REAR HALL & CLOAKROOM

Vinyl flooring, tiled/skimmed walls, papered ceilings, central light fitting, window to rear, radiator, wc and hand wash basin built into vanity, door to rear off hall way

UTILITY ROOM

9'7" x 7'9" (2.92 x 2.36)

Off rear hall vinyl floors, skimmed walls and ceilings, central light fitting, window to side, selection of base and wall units in same cream as kitchen, plumbing for washing machine, sink and drainer.

LANDING

Landing with carpets, papered walls & ceilings, wood banister and spindles, central light fittings, radiator, power points, airing cupboard, doors to:

BEDROOM 1

15'7" x 9'0" (4.75 x 2.74)

Found at front, carpets, papered walls & ceilings, central light fitting, radiators, power points, UPVC window to front.

BEDROOM 2

11'9" x 11'9" (3.58 x 3.58)

Found at rear, with carpets, papered walls & ceilings coved, central light fitting, radiators, power points, UPVC window to side and rear views, built in wardrobes.

BEDROOM 3

11'4" x 11'1" (3.45 x 3.38)

Found at rear with carpets, papered walls & ceilings coved, central light fitting, radiators, power points, upvc window to rear, built in wardrobes.

BEDROOM 4

14'1" x 6'1" (4.29 x 1.85)

With carpets, papered walls and ceilings, central light fitting, radiators, power points, upvc window to front.

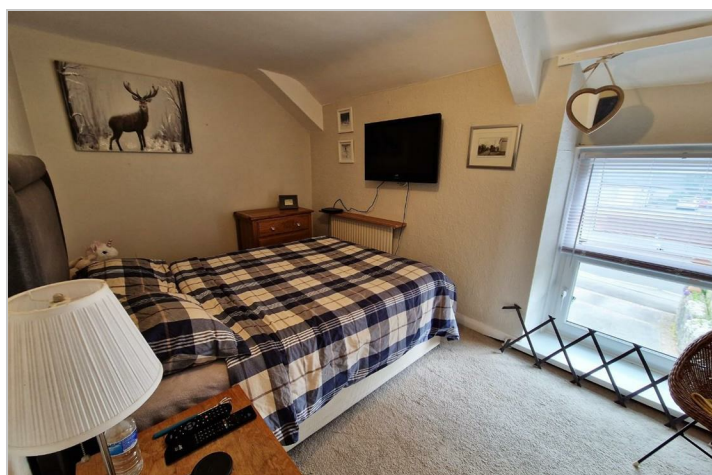
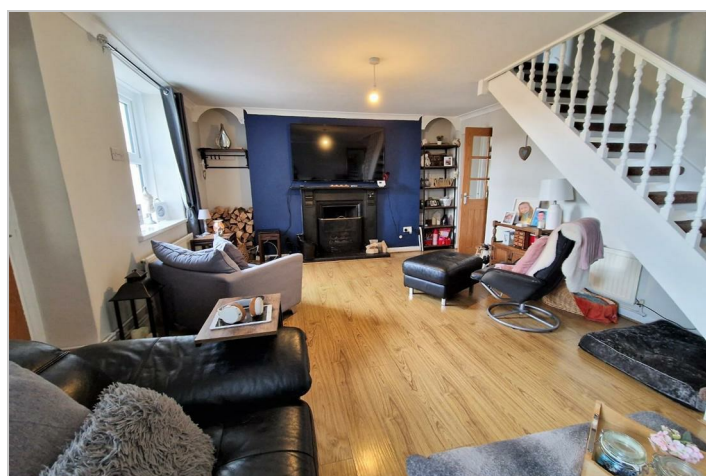
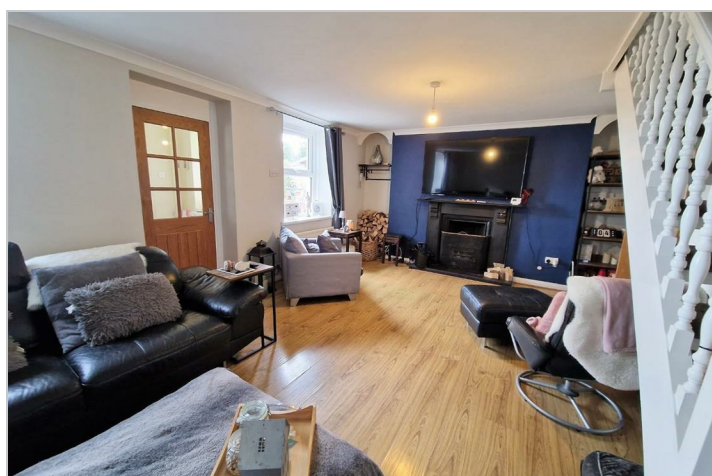
BATHROOM

9'3" x 8'8" (2.82 x 2.64)

with laminate floors, skimmed walls, papered ceilings, central light fittings, 3 piece suite separate shower cubicle tiled with electric shower, UPVC window to rear.

GARDENS

Gardens to front and side with concrete sloped driveway in front enclosed by wood fence and gate, resin path and courtyard to front and side with decked area and gazebo, decorative chipped area with wood shed.



Road Map



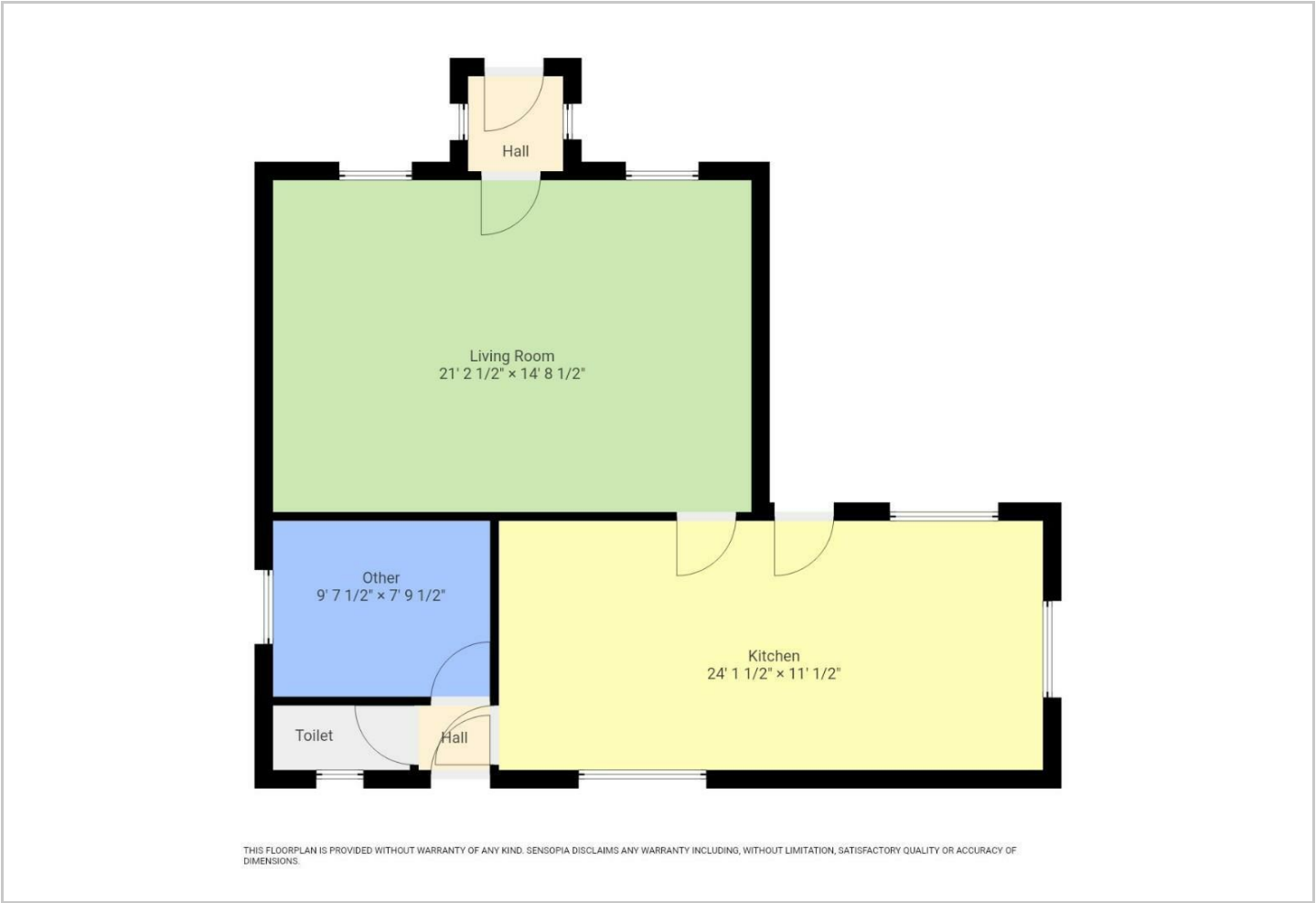
Hybrid Map



Terrain Map



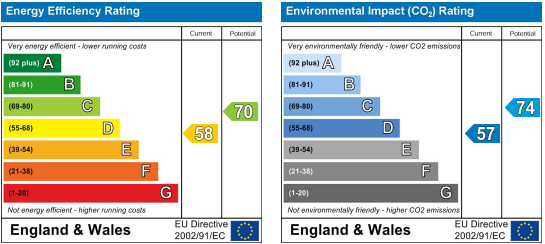
Floor Plan



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.