

HUNTERS®

HERE TO GET *you* THERE



Rowans Lane

Bryncethin, Bridgend, CF32 9LQ

Offers In Excess Of £120,000



Council Tax: B



10 Rowans Lane

Bryncethin, Bridgend, CF32 9LQ

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Living Room

22'3" x 11'10" (combined with kitchen) (6.78m x 3.61m (combined with kitchen))

with carpets, skimmed walls and textured ceiling with central lighting, window and door to front and open to Kitchen.

Kitchen

with laminate effect flooring, skimmed walls with tiled back splash and textured ceiling with central lighting. Selection of base and wall units in grey oak with matching worktops, sink & drainer, window and door to rear garden, radiator.

Landing

with carpets, skimmed walls and textured ceiling with central lighting, doors to:

Bedroom

12'8" x 8'7" (3.86m x 2.62m)

with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, built in wardrobes above head of stair.

Bathroom

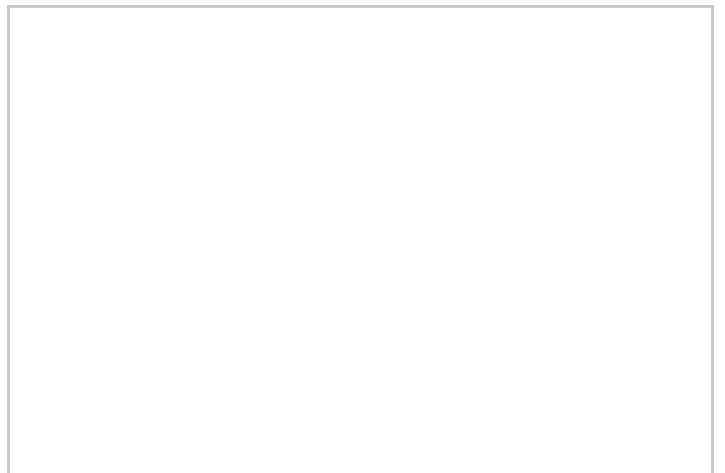
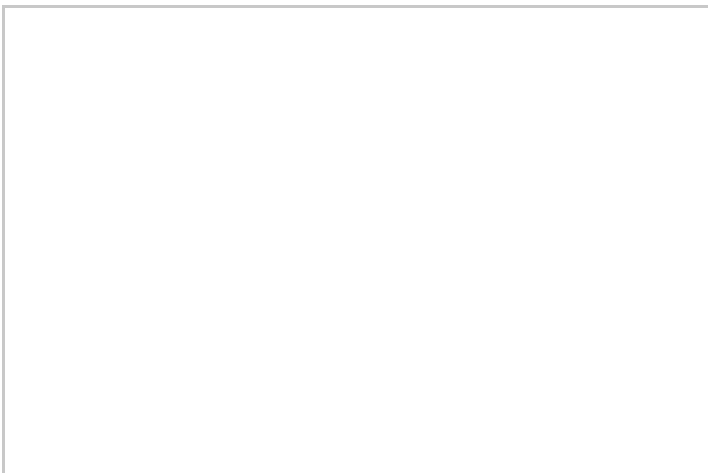
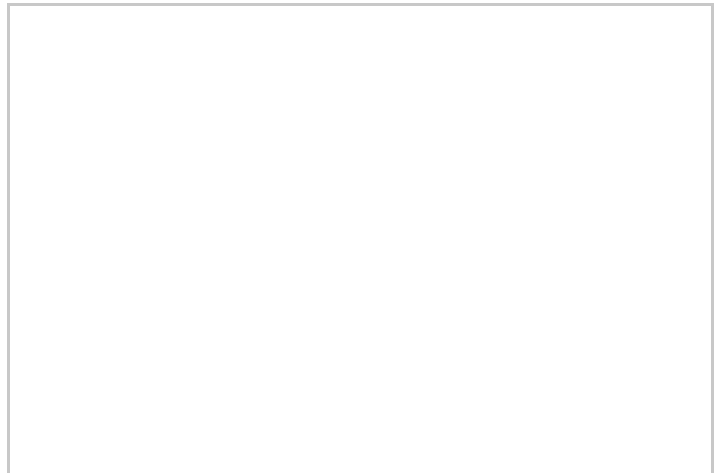
9'10" x 5'2" (3.00m x 1.57m)

with vinyl flooring and tiled / skimmed walls, textured ceiling with central lighting, 3 piece suite sink & wc,, bath with glass screens and thermostatic shower, radiator, window to rear, airing cupboard with wall mounted boiler.

Gardens

Open front garden with grass in front, with tarmac drive for one car to the front and an additional allocated space at the end of the Terrace.

Enclosed rear gardens with decking area against rear of property with covered pagoda, rear chipped area which incorporates a timber garden shed & a timber garden gate giving access to green space behind.



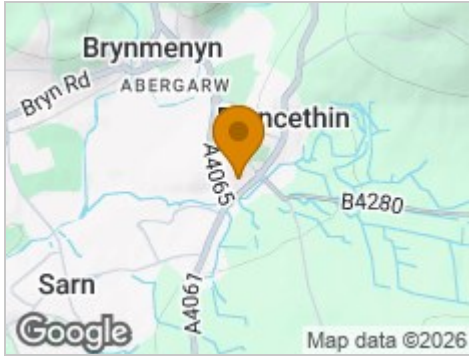
Road Map



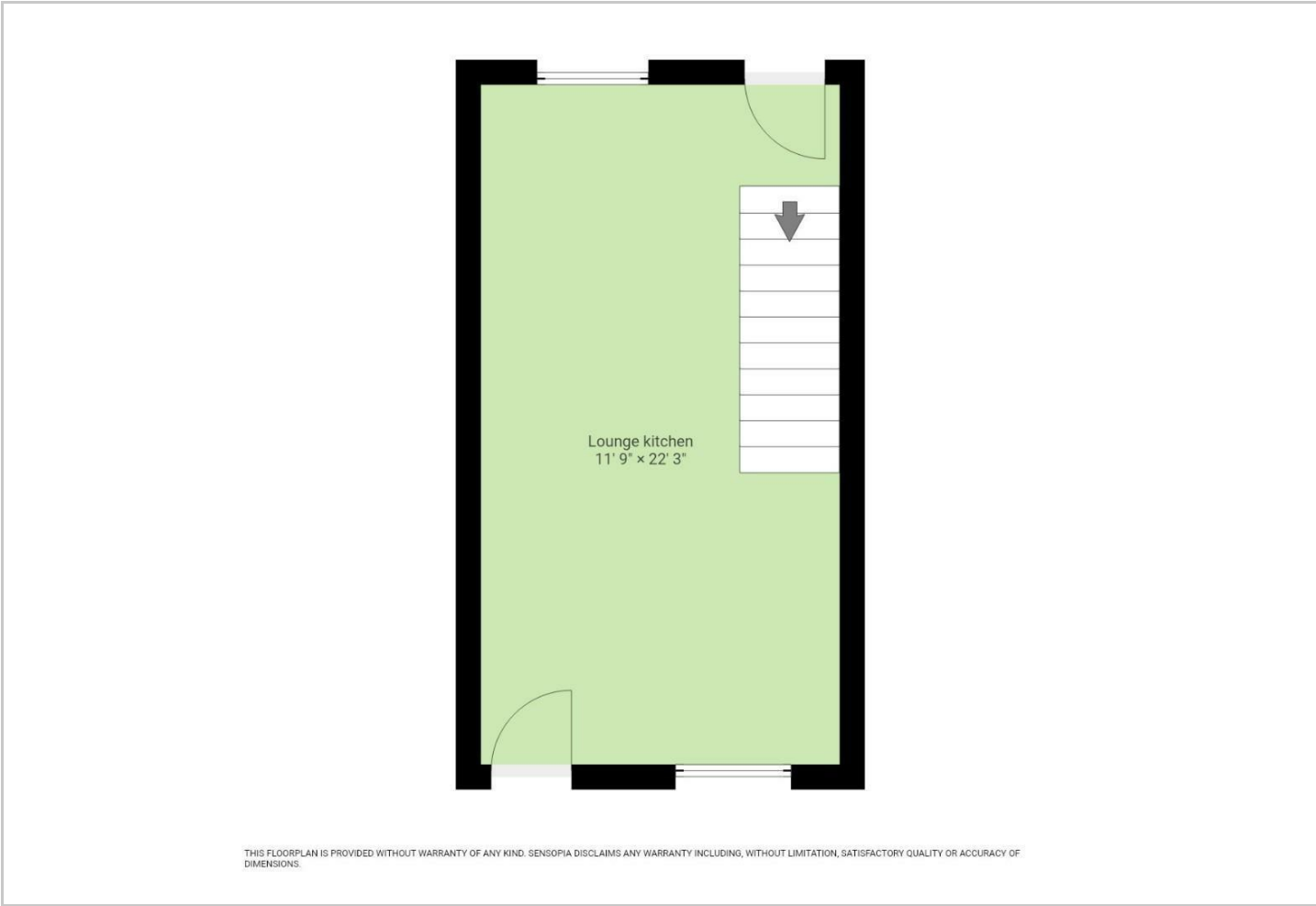
Hybrid Map



Terrain Map



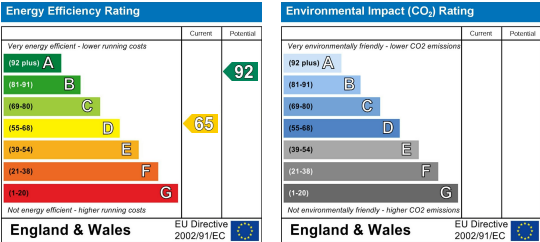
Floor Plan



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.