HUNTERS®

HERE TO GET *you* THERE




# Woodland Avenue

Pencoed, Bridgend, CF35 6UP

£300,000

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Council Tax: D





# 30 Woodland Avenue

Pencoed, Bridgend, CF35 6UP

## £300,000





### Porch & Hallway
Porch with with laminate flooring, papered walls and clad ceilings with central lighting, secondary glazed door into main hallway which has laminate flooring, papered walls and styrene ceilings with central lighting, radiator, stairs to first floor, doors to;

### Lounge
14'10" x 11'3" (4.52m x 3.43m)
with with carpets, papered walls & styrene ceiling which is coved, central light fittings, radiator, marble fireplace with hearth and back panel and electric fire, window to front.

### Dining
14'00" x 11'00 (4.27m x 3.35m)
found to rear with with laminate flooring, papered walls & textured ceiling which is coved, central light fittings, radiator, patio doors to garden.

### Kitchen
17'0" x 9'6" (5.18m x 2.90m )
Tile effect flooring, clad / tiled walls & textured ceiling which is coved with central light fittings, selection of base and wall units in oak with mosaic tiled worktops worktops, sink and drainer with mixer tap, integral electric oven, hob and washing machine, window to rear.

### Reception room
9'8" x 8'10" (2.95m x 2.69m )
with laminate flooring, papered walls and textured ceilings which are coved, central light fittings, radiator, patio doors to rear.

### Landing
with laminate flooring, papered walls and styrene ceilings which are coved with central light fitting, radiator, doors to:

### Bedroom 1
10'11" x 9'11" (3.33m x 3.02m )
With carpets, papered walls and styrene ceilings which are coved with central light fittings, radiator, window to front views.

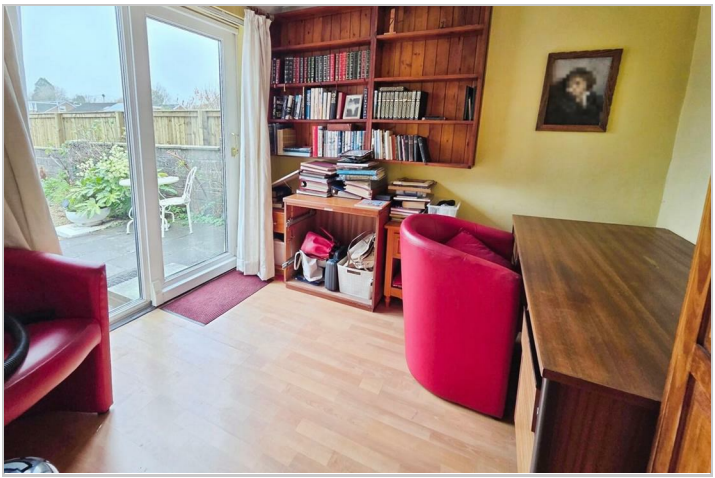
### Bedroom 2
10'10" x 7'5" (3.30m x 2.26m )
With laminate flooring, papered walls and styrene ceilings which are coved with central light fittings, radiator, window to rear views.

### Bedroom 3
10'8" x 8'10" (at widest) (3.25m x 2.69m (at widest))
With laminate flooring, papered walls and styrene ceilings which are coved with central light fittings, radiator, window to front views.

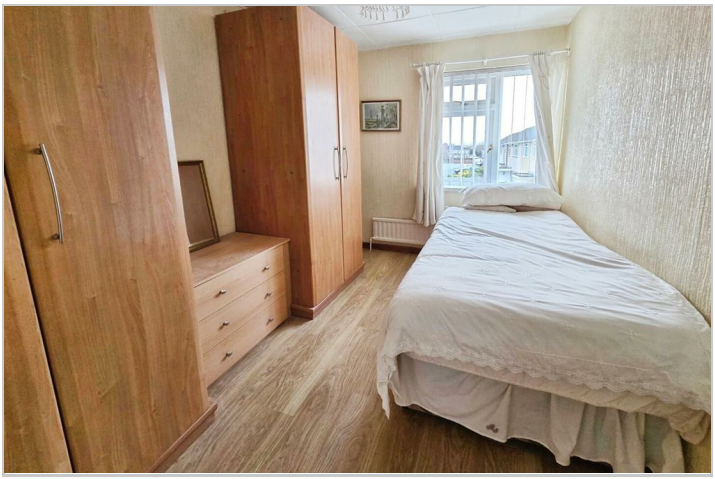
### Bathroom
9'11" x 5'8" (3.02m x 1.73m )
with vinyl flooring, tiled walls and textured ceiling with central lighting, 3 piece suite sink, corner bath and wc, separate shower cubicle with electric shower, window to rear, radiator.

### Gardens
Open front garden with concrete drive to single integral garage with up and over front door, power and lighting, chippings to front of house.

Enclosed rear garden with patio area against the house, rear chipped and lawned area, with mature trees and bushes, greenhouse and block built shed, side access to front.

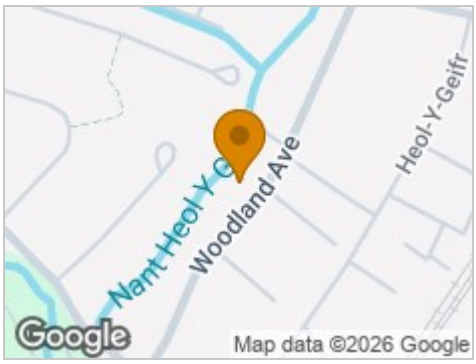








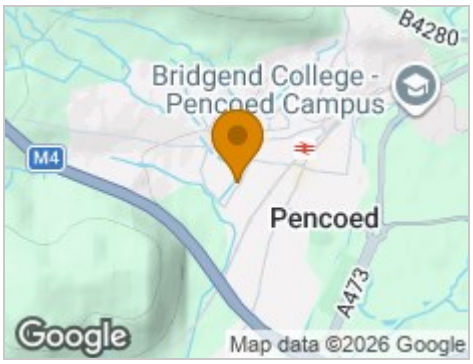
## Road Map




## Hybrid Map




## Terrain Map




## Floor Plan

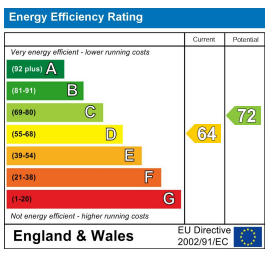


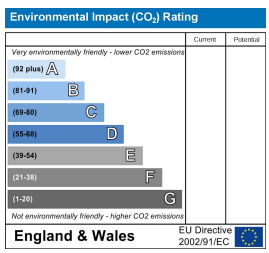

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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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