

HUNTERS®

HERE TO GET *you* THERE

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Waldsassen Road

Pencoed, Bridgend, CF35 5LW

£465,000



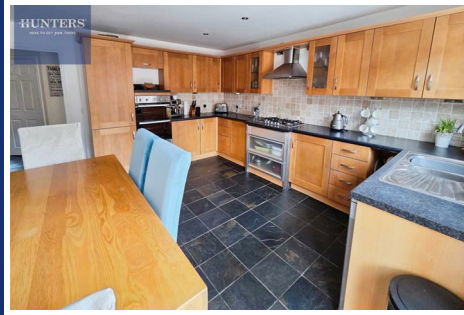
Council Tax: F



30 Waldsassen Road

Pencoed, Bridgend, CF35 5LW

£465,000



Hallway

with tiled flooring, skimmed walls and ceiling which is coved with central lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

Cloakroom

off hallway with tiled flooring, skimmed / tiled walls and ceiling with spot lighting, 2 piece suite wc and hand wash basin, radiator, window to front.

Lounge

20'7" x 11'4" (6.27m x 3.45m)

with laminate flooring, skimmed walls and ceiling which is coved with central light fitting, two radiators, window to front and French doors to rear.

Reception

11'4" x 9'0" (3.45m x 2.74m)

with laminate flooring, skimmed walls and ceiling which is coved with central light fitting, window to front.

Kitchen Dining

15'1" x 14'00" (4.60m x 4.27m)

with tiled flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and wall units in medium oak shaker style with granite effect worktops, electric oven & grill, gas hob with extractor, integral fridge freezer, one and half bowl sink with mixer tap, radiator, window & French door to rear, door to utility.

Utility

6'5" x 5'11" (1.96m x 1.80m)

with tiled flooring, skimmed walls and ceiling with central lighting, base and wall units to match kitchen with granite effect worktops, integral sink and

drainer, plumbing for washing machine, radiator, wall mounted boiler, glazed door to rear.

Landing

with carpets, skimmed walls and ceiling with central lighting, wood banister with spindles, airing cupboard, window to front, doors to:

Master Bedroom

14'2" x 11'4" (4.32m x 3.45m)

with laminate flooring, skimmed walls and ceiling which is coved with central lighting, window to front, radiator, access to ensuite, two built in wardrobes.

Ensuite

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

Bedroom 2

11'2" x 9'0" (3.40m x 2.74m)

with laminate flooring, skimmed walls and ceiling which is coved with central lighting, window to rear, radiator, built in wardrobe.

Bedroom 5

9'4" x 6'4" (2.84m x 1.93m)

with carpets, skimmed walls and ceiling which is coved with central lighting, window to front, radiator, built in wardrobe.

Bathroom

10'10" x 6'4" (3.30m x 1.93m)

with laminate effect flooring, tiled / skimmed walls, skimmed ceilings with spot lighting, 4 piece suite wc, sink and bath with mixer shower attachment, separate shower cubicle with thermostatic shower and glass screen, radiator, window to rear.

Bedroom 3

17'2" x 11'5" (5.23m x 3.48m)

with carpets, skimmed walls and ceiling which is covered with central lighting, windows to front and side, radiator, access to jack and jill bathroom, built in wardrobes at one end.

Bedroom 4

17'2" x 9'0" (5.23m x 2.74m)

with carpets, skimmed walls and ceiling which is covered with central lighting, windows to front and side, radiator, access to jack and jill bathroom, built in wardrobes at one end.

Jack & Jill Bathroom

11'9" x 5'9" (3.58m x 1.75m)

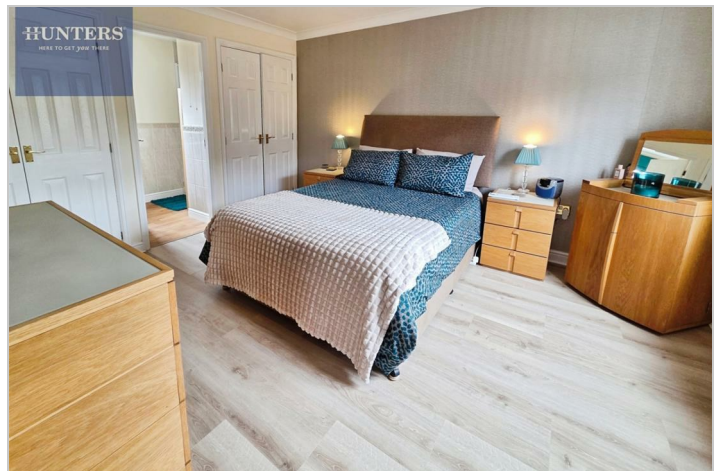
with laminate effect flooring, tiled / skimmed walls with skimmed ceiling, spot lighting, wc and sink, separate double shower cubicle with thermostatic shower and glass screen, radiator, skylight window in ceiling.

Gardens

Open front garden with driveway for 3-4 vehicles, slate chippings to front of the house.

Enclosed rear garden with large decking area against house leading to a large grass area to rear and to side, with path to garage side door, some decorative borders, side access to both sides.

Detached double garage with concrete floors, power and lighting, two up and over front doors, side door into garden.



Road Map



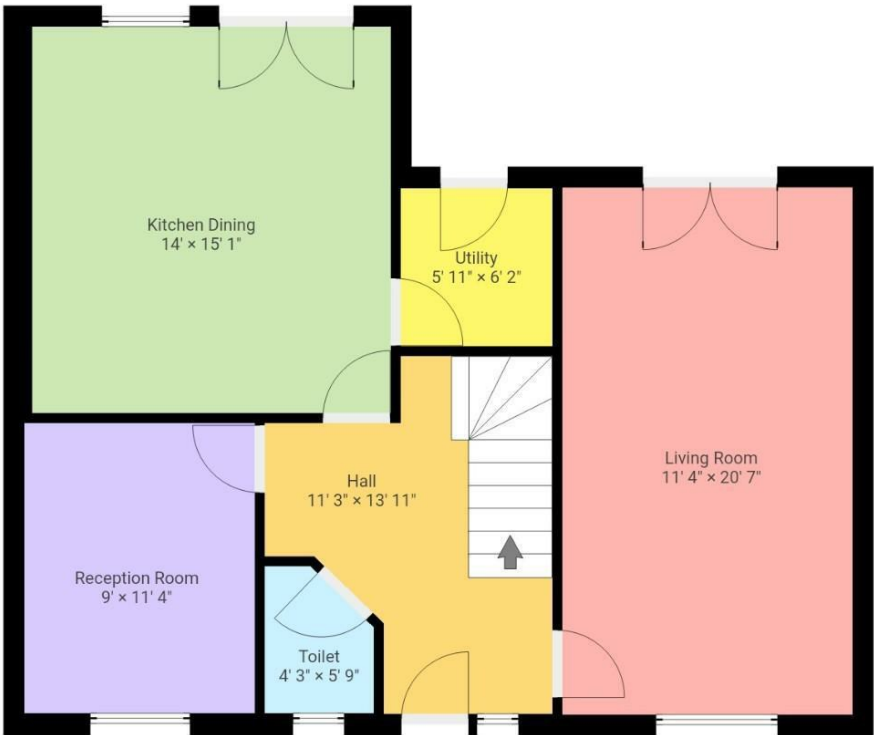
Hybrid Map



Terrain Map



Floor Plan

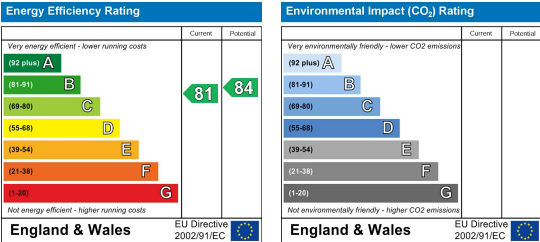


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Viewing

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.