

# HUNTERS®

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## Penprysg Road

Pencoed, CF35 6RH

£175,000



Council Tax:



# 35 Penprysg Road

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## GENERAL

The property is found in the Penprysg area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, all within walking distance.

## HALL

with carpets, skimmed walls and textured ceilings with coving and central lighting, under stair cupboard, upvc front door.

## LOUNGE

13'6" x 11'8" (4.11 x 3.56)

with laminate flooring, skimmed walls and textured ceilings with central lighting, window to front, radiator, wood fire surround with stone hearth, door to kitchen.

## KITCHEN

12'9" x 11'4" (3.89 x 3.45)

with tiled flooring, papered walls and textured ceilings with coving and central lighting, radiator, selection of base and wall units in light oak with granite effect worktops, integral electric oven, hob and hood, window to rear, door to rear hall, stairs to first floor.

## REAR HALL

with tiled flooring, papered walls and textured ceilings with coving and central lighting, radiator, window and door to rear.

## BATHROOM

9'2" x 6'4" (2.79 x 1.93)

with tiled flooring and walls and skimmed ceilings with central lighting, 3 piece white suite with sink built into vanity, over bath electric shower and glass screen, radiator, window to rear.

## BEDROOM 1

12'2" x 9'4" (3.71 x 2.84)

with carpets, papered walls and textured ceilings with coving and central lighting, radiator, built in wardrobes, window to rear, steps down to wc

## WC

off bedroom with vinyl flooring, textured walls and ceilings with central lighting, window to side, 2 piece white suite wc and hand wash basin, airing cupboard.

## BEDROOM 2

12'11" x 9'10" (3.94 x 3.00)

with carpets, skimmed walls and textured ceilings with coving, radiator, built in wardrobes to one wall, window to front.

## GARDEN

detached garden found along path from house, enclosed with lawn and concrete path leading to decking area, shed.



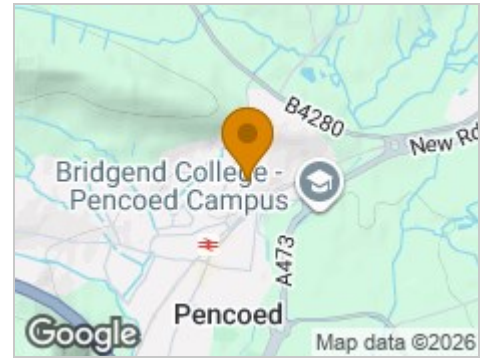
## Road Map



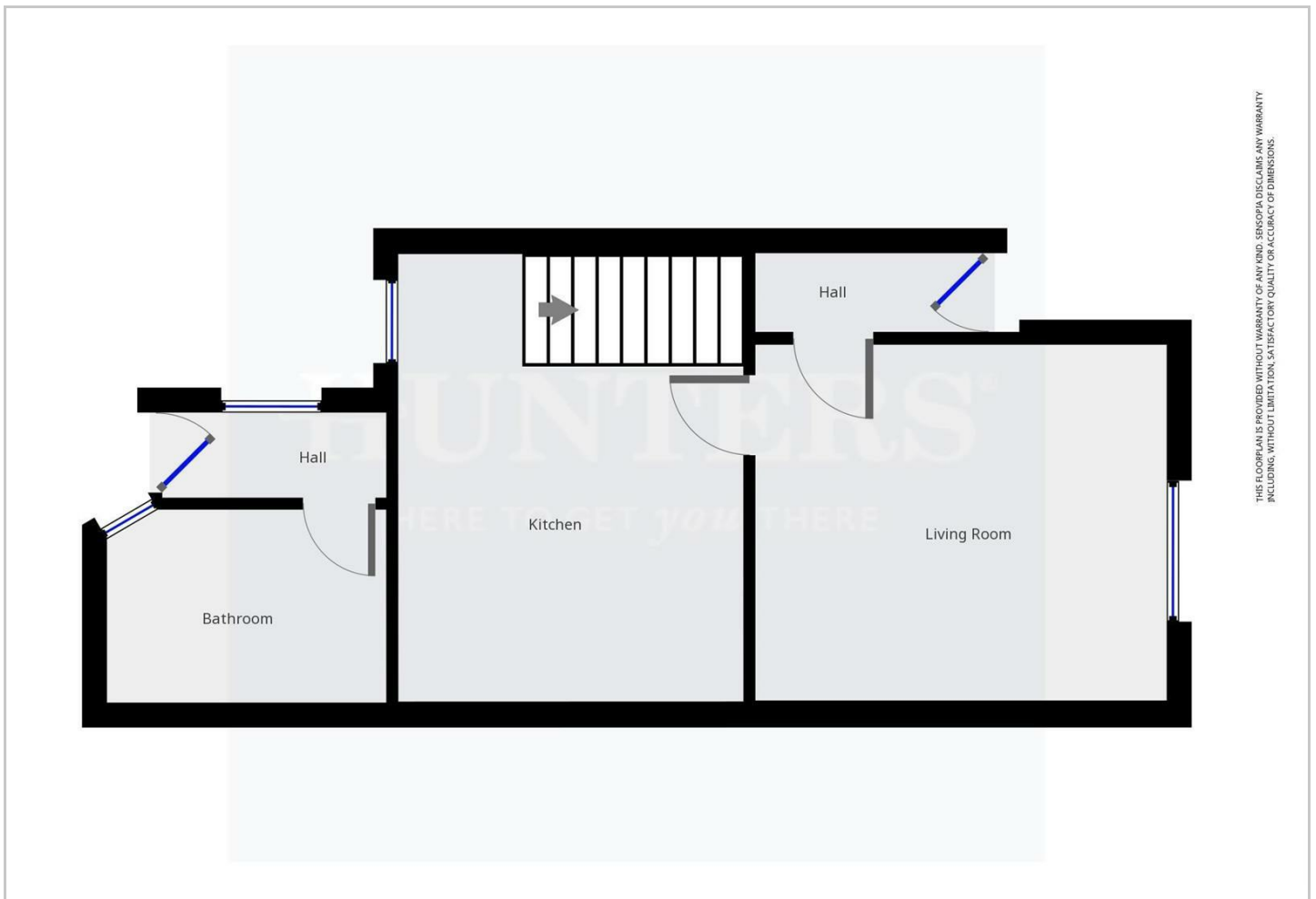
## Hybrid Map



## Terrain Map



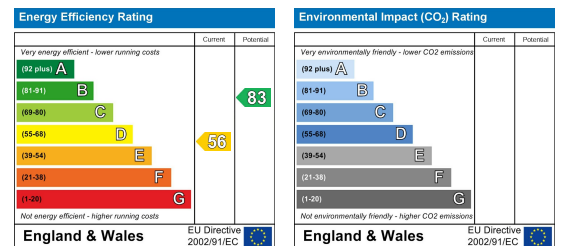
## Floor Plan



## 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.