

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Vale

Pencoed, Bridgend, CF35 6LS

£399,950



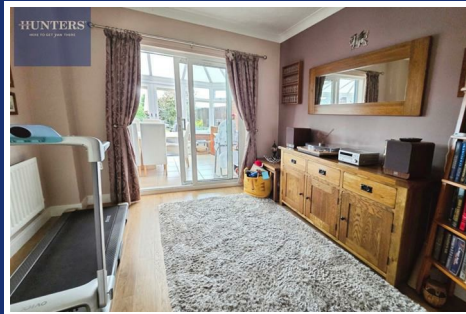
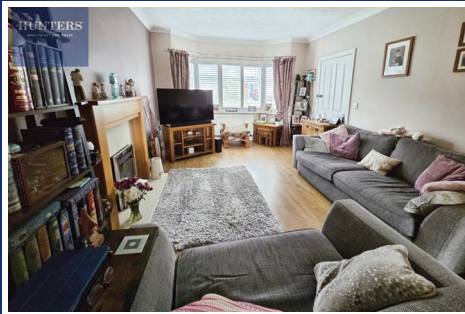
Council Tax: E



# 14 Brook Vale

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## Hallway

with laminate flooring, skimmed walls and textured ceiling with coving and central lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

## Cloakroom

off hallway with laminate flooring, tiled / skimmed walls and textured ceiling with central lighting, 2 piece suite wc and hand wash basin, radiator, under stair cupboard.

## Lounge

14'8" x 10'11" (4.47m x 3.33m)  
with laminate flooring, skimmed walls and textured ceiling which is coved with central light fitting, radiator, bay window to front and open arch to dining.

## Dining

10'4" x 9'7" (3.15m x 2.92m)  
with laminate flooring, skimmed walls and textured ceiling which is coved with central light fitting, patio doors to conservatory

## Conservatory

23'7" x 10'11" (at widest) (7.19m x 3.33m (at widest))

A victorian style conservatory with laminate flooring which has under floor heating, one solid and dwarf walls with radiator, french doors to garden, central fan lighting.

## Kitchen

15'6" x 9'9" (4.72m x 2.97m)  
with tiled flooring with, skimmed walls and ceiling with central lighting, radiator, selection of base and walls units in cream shaker style with granite effect

worktops, appliances to include electric double oven, microwave & warming drawer, gas hob with extractor & fridge freezer, one and half bowl composite sink with mixer tap, radiator, windows to rear, door to utility.

## Utility

11'6" x 8'2" (3.51m x 2.49m)  
with tiled flooring, skimmed walls and ceiling which is coved with central lighting, base and wall units in cream shaker style with granite effect worktops to match kitchen, integral sink and drainer, plumbing for washing machine, radiator, wall mounted boiler, door to side and to garage.

## Landing

with carpets, skimmed walls and textured ceiling with central lighting, wood banister with spindles, attic access, airing cupboard, doors to:

## Master Bedroom

12'11" x 10'9" (3.94m x 3.28m )  
with carpets, skimmed walls and textured ceiling with central lighting, bay window to front, radiator, access to ensuite, built in wardrobes along one wall.

## Ensuite

with tiled flooring and walls and with ceiling, spot lighting, wc and sink which is set into vanity storage, separate shower cubicle with thermostatic shower and glass screen, radiator, window to front.

## Bedroom 2

13'7" x 9'5" (4.14m x 2.87m )  
with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, two built in wardrobes.

### Bedroom 3

10'11" x 9'8" (4.14m x 2.87m )

with carpets, skimmed walls and textured ceiling with central lighting, window to rear, radiator.

### Bedroom 4

8'5" x 8'5" (at widest) (2.57m x 2.57m (at widest))

with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator.

### Bathroom

6'6" x 6'3" (1.98m x 1.91m)

with tiled flooring and walls, skimmed ceiling with spot lighting, 3 piece suite wc, sink and bath with mixer shower attachment and glass screen, radiator, window to rear.

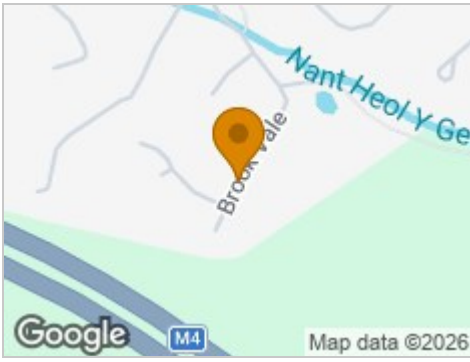
### Gardens

Front open garden with tarmac driveway for two vehicles and front lawn with slate border, variety of decorative trees and bushes.

Enclosed rear garden with patio against the rear of the property, central lawn and additional rear patio seating area, with slate borders, some raised beds with a variety of flowers and bushes, side acces to both sides.



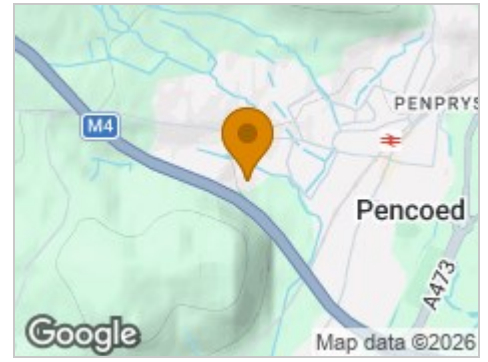
## Road Map



## Hybrid Map



## Terrain Map



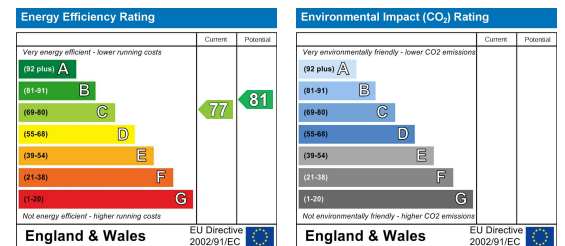
## Floor Plan



## 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.