

HUNTERS®

HERE TO GET *you* THERE



Felindre Avenue

Pencoed, Bridgend, CF35 5PD

£225,000



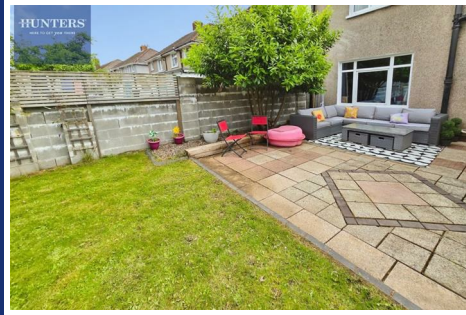
Council Tax: C



53 Felindre Avenue

Pencoed, Bridgend, CF35 5PD

£225,000



Hallway

with laminate flooring, skimmed walls with dado rail, papered ceiling which is covered with central lighting, radiator, stairs to first floor, front door with side panel.

Lounge

12'9" x 12'9" (3.89m x 3.89m)

with laminate flooring, skimmed walls and ceiling which is covered with central lighting, radiator, window to rear garden.

Dining

12'9" x 9'11" (3.89m x 3.02m)

with laminate flooring, skimmed walls and textured ceiling which is covered with central lighting, radiator, window to front.

Kitchen

10'11" x 6'3" (at widest) (3.33m x 1.91m (at widest))
with laminate flooring, skimmed walls and ceiling with central lighting, selection of base and wall units in cream gloss white with oak worktop,, integral appliances to include electric oven and halogen hob with hood and dishwasher, integral black composite sink, radiator, door to rear utility area, windows to side and rear.

Utility / wash house

Large utility area which is split into 3 compartments, front and rear access from main hallway, utility area with plumbing for washing machine, large storage cupboard shelved and rear additional area for storage, floors are carpeted power and lighting in each section.

Landing

with carpets, skimmed walls with wood panel feature, textured ceiling with central lighting, attic access, wood banister with spindles, window to side.

Bedroom 1

12'6" x 11'10" (3.81m x 3.61m)

with carpets, skimmed walls with wood panel feature, textured ceiling which is covered with central lighting, window to rear, built in wardrobes with sliding doors along one wall.

Bedroom 2

11'1" x 12'8" (at widest) (3.38m x 3.86m (at widest))

with carpets, skimmed walls and papered ceiling which is covered with central lighting, radiator, window to front.

Bedroom 3

9'4" x 7'11" (2.84m x 2.41m)

with carpets, skimmed walls and papered ceiling which is covered with central lighting, radiator, window to front.

Bathroom

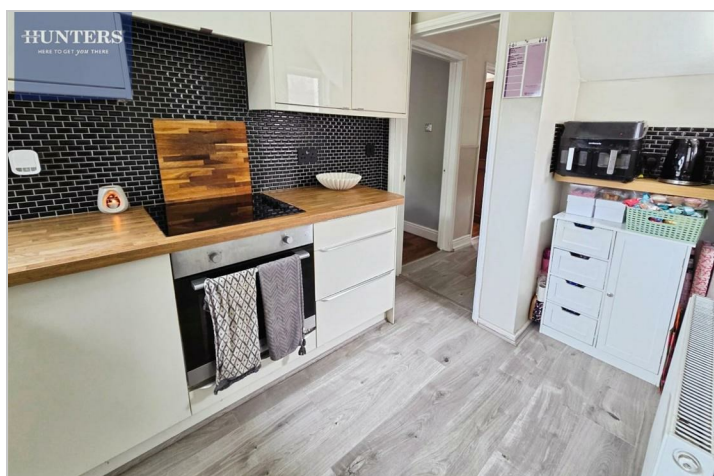
6'4" x 5'10" (1.93m x 1.78m)

with tiled flooring and walls, skimmed ceiling with central lighting, 3 piece suite with sink & wc and bath with electric shower, window to rear, chrome towel radiator.

Gardens

Open front garden with concrete driveway and additional chipped area in front which could be used for additional parking.

West facing enclosed garden with patio against house and central lawn.



Road Map



Hybrid Map



Terrain Map



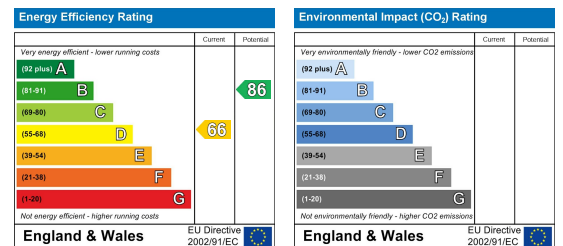
Floor Plan



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.