

HUNTERS[®]

HERE TO GET *you* THERE



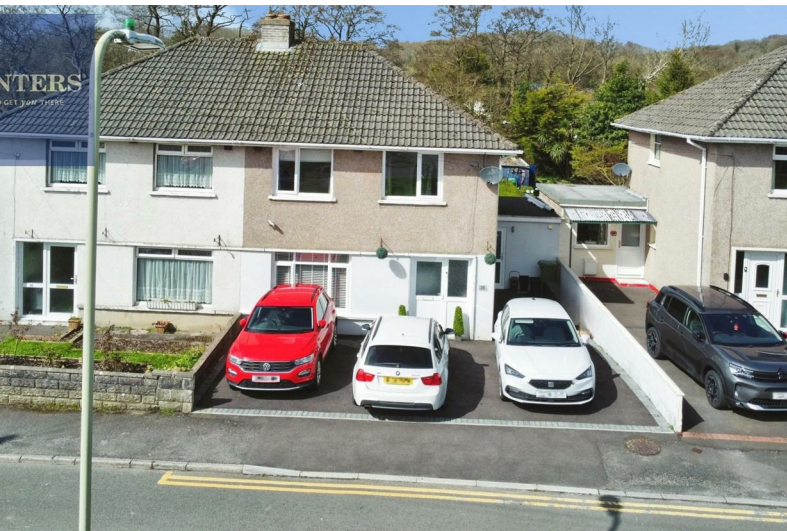
Pant Glas

Pencoed, CF35 6YL

£250,000



Council Tax: B



20 Pant Glas

Pencoed, CF35 6YL

£250,000



Hallway

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

Lounge

13'0" x 12'10" (3.96m x 3.91m)
with carpets, skimmed walls and ceiling which is covered with central lighting, radiator, French doors with side panels to rear garden.

Dining

13'0" x 10'0" (3.96m x 3.05m)
with laminate flooring, skimmed walls and ceiling with central lighting, radiator, window to front.

Utility

9'6" x 6'3" (2.90m x 1.91m)
with laminate flooring, skimmed walls and ceiling which is covered with central lighting, selection of base and wall units in ivory shaker style white with granite effect worktop, integral appliances to include fridge and freezer, window and door to rear open arch to kitchen, under stair pantry shelving.

Kitchen

13'00" x 8'0" (3.96m x 2.44m)
with laminate flooring, skimmed walls and ceiling with two central lighting, selection of base and wall units in ivory shaker style white with granite effect worktop,, integral appliances to include electric oven and halogen hob with hood and dishwasher, window and door to rear and door to front drive, upright radiator.

Landing

with carpets, skimmed walls and ceiling with central lighting, wood bannister, window to side.

Bedroom 1

12'7" x 11'2" (3.84m x 3.40m)
with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

Bedroom 2

12'7" x 12'0" (3.84m x 3.66m)
with carpets, skimmed walls and ceilings with central lighting, radiator, window to rear, selection of built in wardrobes.

Bedroom 3

9'4" x 7'10" (2.84m x 2.39m)
with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

Bathroom

6'5" x 5'11" (1.96m x 1.80m)
with tiled flooring and tiled / skimmed walls with skimmed ceiling and central lighting, 3 piece suite with sink & wc built into vanity unit, and bath with thermostatic shower and glass screen, window to rear, chrome towel radiator.

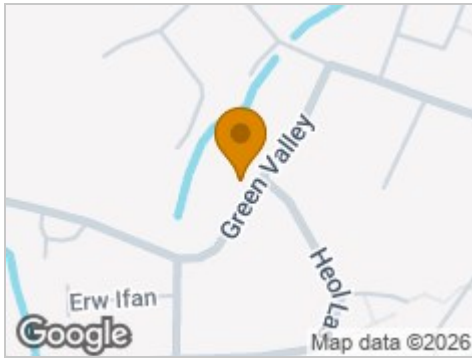
Gardens

Open front garden which has created space for 3 cars on tarmac drive.

Large enclosed garden with patio against house and central lawn, with further chipped area to rear.



Road Map



Hybrid Map



Terrain Map



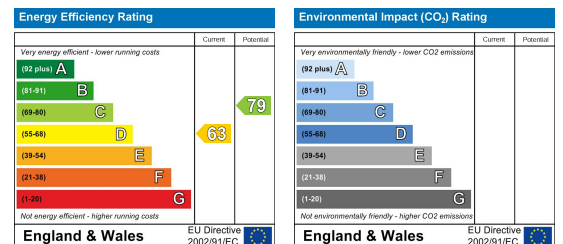
Floor Plan



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.