HUNTERS®

HERE TO GET *you* THERE



Woodland Avenue

Pencoed, Bridgend, CF35 6UW

£235,000

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Council Tax: C





79 Woodland Avenue

Pencoed, Bridgend, CF35 6UW

£235,000





HALLWAY
entered through front door, with original maple flooring, skimmed walls and ceiling which is coved with and central lighting, radiator, stairs to first floor, under stair cupboard, doors to

LOUNGE /DINING
20'10 x 11'10" (at widest) (6.35m x 3.61m (at widest))
with original maple flooring, skimmed walls and ceiling which is coved with central lighting, window and door to rear, radiator, wood fire surround with marble hearth, open to dining area.

KITCHEN
13'3" x7'11" (4.04m x2.41m)
with vinyl flooring, skimmed walls and ceiling which is coved with central lighting, radiator. Selection of base and wall units in mushroom coloured matt with granite effect worktops, sink & drainer, window to front.

LANDING
with carpets, skimmed walls and ceiling which is coved with central lighting, wood banister and spindles, attic access, airing cupboard with wall mounted combi boiler, doors to:

BEDROOM 1
15'3" x 9'7" (4.65m x 2.92m)
with carpets, skimmed walls and ceiling which is coved with central lighting, radiator, window to rear.

BEDROOM 2
12'00" x 10'3" (3.66m x 3.12m)
with carpets, skimmed walls and ceiling which is coved with central lighting, radiator, window to rear.

BEDROOM 3
10'4" x 9'8" (3.15m x 2.95m)
with carpets, skimmed walls and ceiling which is coved with central lighting, radiator, window to front.

BATHROOM
7'0" x 6'0" (2.13m x 1.83m)
with vinyl flooring and skimmed / tiled walls and skimmed ceiling with central lighting, 3 piece white suite sink, bath and wc, with thermostatic mixer shower, window to front, chrome towel radiator

GARDEN
Enclosed rear garden with concrete steps from back of house down to lower lawn with borders, side access via locked gate.

FRONT GARDEN
Open front garden with concrete path and chipped area to front, integral single garage with power and lighting and electric roller shutter door.









Road Map



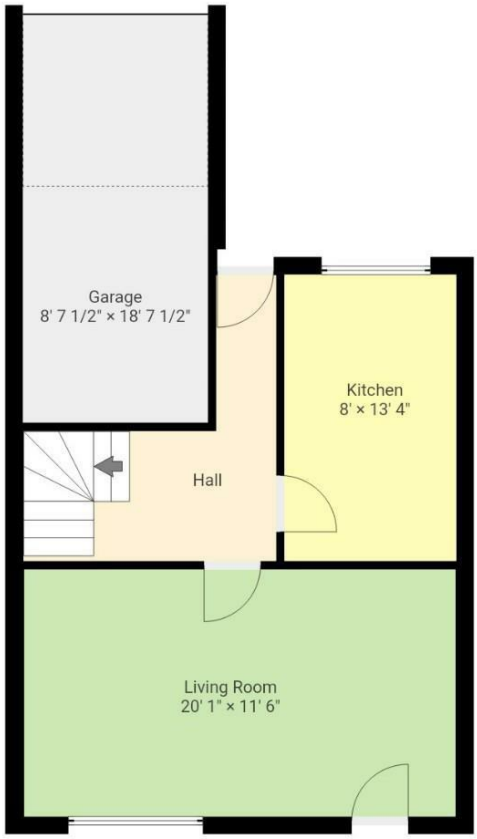
Hybrid Map



Terrain Map



Floor Plan

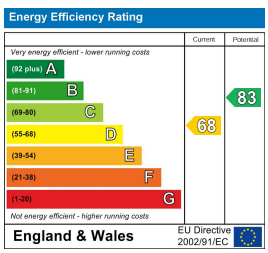


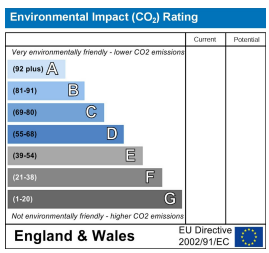
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Viewing

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.

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