

HUNTERS®

HERE TO GET *you* THERE

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Hafod Las

Pencoed, Bridgend, CF35 5NB

£225,000



Council Tax: C



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Hallway (Front)

with carpets, papered walls and ceiling with central lighting, door to lounge.

Lounge

15'00" x 10'7" (4.57m x 3.23m)

With carpets, papered walls & smooth ceiling which is coved with central light fittings, radiator, power & tv points, marble fireplace and hearth with gas fire, window to front.

Kitchen

9'10" x 8'6" (at widest) (3.00m x 2.59m (at widest))

Vinyl flooring, skimmed walls and ceiling with central light fittings, selection of base and wall units beech with granite effect worktops, electric oven, gas hob and hood, sink and drainer with mixer tap, window and door to side, storage cupboard with wall mounted boiler (2 years old)

Central Hallway

with carpets, papered walls and smooth ceiling with central lighting, attic access, doors into:

Bedroom 1

15'0" x 9'3" (4.57m x 2.82m)

with carpets, papered walls and smooth ceiling which is coved, central light fittings, radiator, selection of matching built-in wardrobes and drawers, window to rear.

Dining / Bedroom 2

10'3" x 9'11" (3.12m x 3.02m)

with carpets, papered walls and smooth ceiling with central light fittings, radiator, patio doors to rear garden.

Bathroom

6'5" x 5'7" (1.96m x 1.70m)

tilled flooring and walls with smooth ceiling, central lighting, WC and sink built into vanity walk in shower with thermostatic shower attachment and glass screen, radiator, window to side.

Gardens

Front garden which is resin surface, driveway leading to single garage with up and over electric front door, two side windows and side door, power and lighting.

Large rear gardens with concrete patio area off the back of house. rear lawns with central concrete path, side gated access.



Road Map



Hybrid Map



Terrain Map



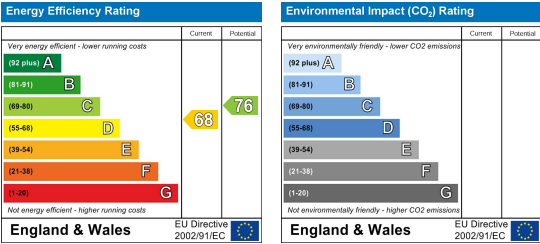
Floor Plan



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.