

HUNTERS®

HERE TO GET *you* THERE



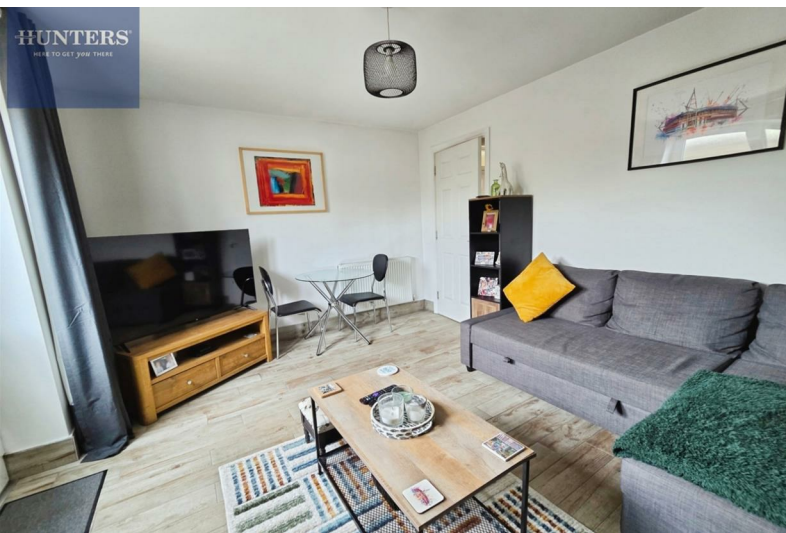
12 Coychurch Road

Pencoed, CF35 5NG

Offers In Excess Of £115,000



Council Tax: A



Flat 2 12 Coychurch Road

Pencoed, CF35 5NG

Offers In Excess Of £115,000



HALLWAY

with laminate effect tiled flooring, skimmed walls and ceilings with central lighting.

LOUNGE

13'7" x 11'3" (4.14m x 3.43m)

with laminate effect tiled flooring, skimmed walls and ceilings with central lighting, radiator, window and door to rear garden.

KITCHEN

8'0" x 9'3" (2.44m x 2.82m)

with laminate effect tiled flooring, skimmed walls and ceilings with central lighting, radiator, selection of base and walls units in cream glos with grey oak effect worktops, integral cooker, hob and hood.

BEDROOM

13'7" x 11'8" (I shape widest measurements) (4.14m x 3.56m (I shape widest measurements))

with carpets, skimmed walls and ceilings with central lighting and two skylight windows, radiator, built in wardrobe space.

BATHROOM

8'6" x 4'11" (2.59m x 1.50m)

with vinyl flooring, skimmed walls and ceilings with central lighting, radiator, window to rear, wc and hand wash basin built into vanity storage, shower cubicle with glass screen and thermostatic shower.

Garden

Rear garden off the Lounge area which is chipped with enclosed fencing, side gate access to rear parking space.



Road Map



Hybrid Map



Terrain Map



Floor Plan

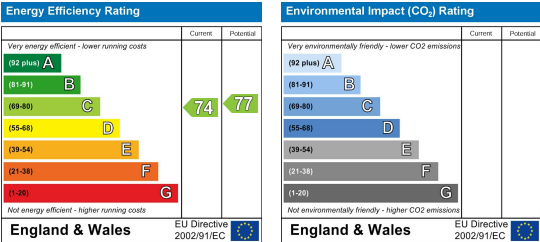


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Viewing

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.