

HUNTERS®

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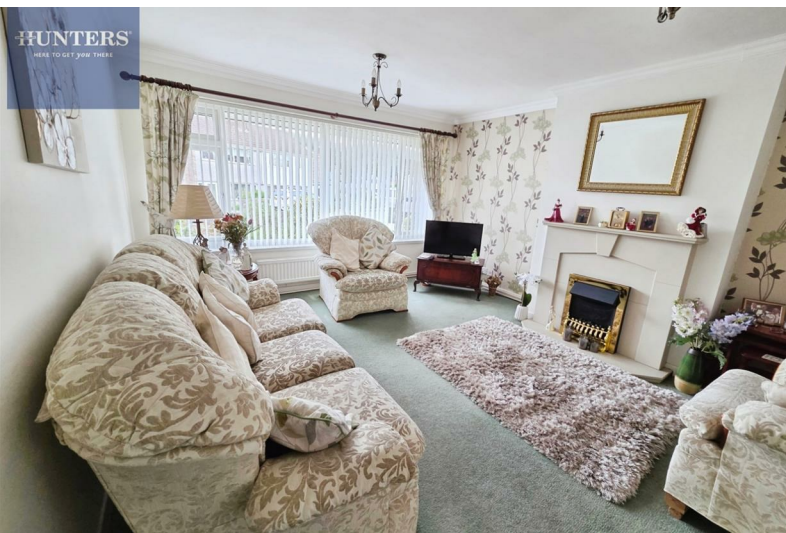
Llwyn Bedw

Pencoed, Bridgend, CF35 6TH

Asking Price £225,000



Council Tax: C



22 Llwyn Bedw

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Hallway

with original wood flooring, skimmed walls and ceilings with central lighting, under stair cupboard, radiator, stairs to first floor and doors into:

Lounge

15'2" x 12'7" (4.62m x 3.84m)

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

Kitchen

16'1" x 7'1" (4.90m x 2.16m)

Tile effect flooring, skimmed walls and ceiling with central light fittings, selection of base and wall units in white gloss shaker style with granite effect worktops, electric oven, gas hob and hood, sink and drainer with mixer tap, window to front and side.

Dining / Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

with carpets, skimmed walls and ceiling which is coved with central light fittings, radiator, patio doors to garden.

Bedroom 1

11'9" x 9'5" (3.58m x 2.87m)

with carpets, papered walls and ceilings with central light fittings, selection of built in wardrobes, radiator, window to rear.

Bathroom

7'4" x 4'6" (2.24m x 1.37m)

Non slip flooring, tiled walls, textured ceiling with central lighting, WC and sink walk in shower with electric shower and folding half glass screens, radiator, window to side.

Bedroom 3 (upstairs)

15'0" x 12'5" (4.57m x 3.78m)

with carpets, skimmed walls and ceiling with central light fittings, radiator, window to front, built in double wardrobe and eaves storage.

Gardens

Large corner plot with enclosed front garden with lawn to front and side with flower beds, driveway for 1 car to single garage with up and over front door.

Private rear gardens with patio area off the back of house. side chipped area, side gated access and side door access to garage.



Road Map



Hybrid Map



Terrain Map



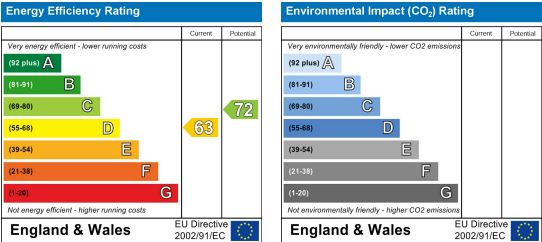
Floor Plan



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.