

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



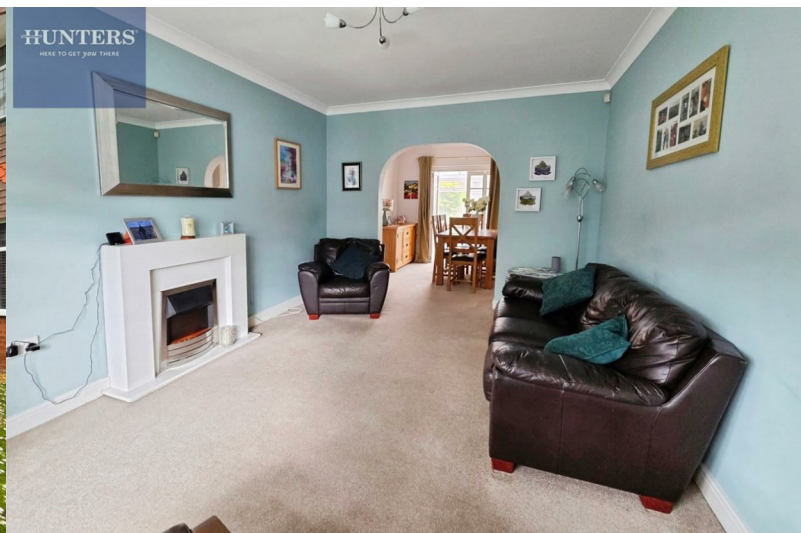
## Brook Vale

Pencoed, Bridgend, CF35 6LS

£380,000



Council Tax: E



# 6 Brook Vale

Pencoed, Bridgend, CF35 6LS

£380,000



## Hallway

with laminate flooring, skimmed walls and ceiling with coving and central lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

## Cloakroom

off hallway with laminate flooring, skimmed walls and ceiling with central lighting, 2 piece suite wc and hand wash basin, radiator, under stair cupboard.

## Lounge

14'7" x 10'11" (4.45m x 3.33m)  
with carpets, skimmed walls and ceiling which is coved with central light fitting, radiator, bay window to front and open arch to dining.

## Dining

10'6" x 9'5" (3.20m x 2.87m)  
with carpets, skimmed walls and ceiling which is coved with central light fitting, French doors to conservatory

## Conservatory

11'6" x 10'10" (3.51m x 3.30m)  
A victorian style conservatory with laminate flooring, one solid and dwarf walls with radiator, french doors to garden, central fan lighting.

## Kitchen

15'5" x 9'5" (4.70m x 2.87m )  
with tiled flooring, skimmed walls and ceiling with central lighting, radiator, selection of base and walls units in light grey & white style with light oak effect worktops, appliances to include electric oven & microwave, gas hob with extractor & fridge freezer, one and half bowl composite sink with mixer tap, radiator, windows to rear, door to utility.

## Utility

with tiled flooring, skimmed walls and ceiling with central lighting, base and wall units in light oak with granite effect worktops, integral sink and drainer, plumbing for washing machine, radiator, wall mounted boiler, door to side.

## Landing

with carpets, skimmed walls and ceiling with central lighting, wood banister with spindles, attic access, airing cupboard, doors to:

## Master Bedroom

15'1" x 10'10" (including wardrobes) (4.60m x 3.30m (including wardrobes))  
with carpets, skimmed walls and ceiling with central lighting, bay window to front, radiator, access to ensuite, built in wardrobes along one wall.

## Ensuite

with vinyl flooring, skimmed walls and with ceiling, central lighting, wc and sink, separate shower cubicle with thermostatic shower and glass screen, radiator, window to front.

## Bedroom 2

13'5" x 8'6" (4.09m x 2.59m )  
with carpets, skimmed walls and ceiling with central lighting, window to front, radiator, two built in wardrobes.

## Bedroom 3

10'9" x 9'8" (3.28m x 2.95m )  
with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator.

## Bedroom 4

8'6" x 8'5" (at widest) (2.59m x 2.57m (at widest))  
with carpets, skimmed walls and ceiling with central  
lighting, window to rear, radiator.

## Bathroom

6'7" x 6'5" (2.01m x 1.96m )  
with tile effect flooring, skimmed wall and ceiling with  
central lighting, 3 piece suite wc, sink and bath with  
mixer shower attachment and glass screen,  
radiator, window to rear.

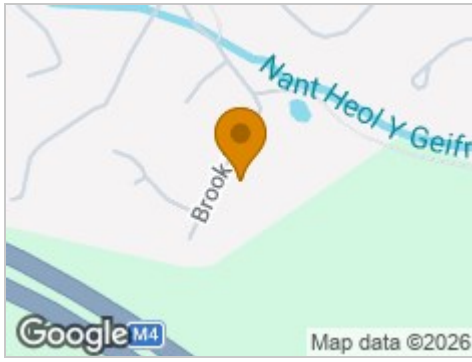
## Gardens

Open front garden with driveway for 2 vehicles,  
grass to front of the house with some mature  
hedges, access to single integral garage with up and  
over front door, power and lighting.

Enclosed rear garden with patio area against house  
leading to a large grass area, steps to second tier  
which is chipped, side access to both sides.



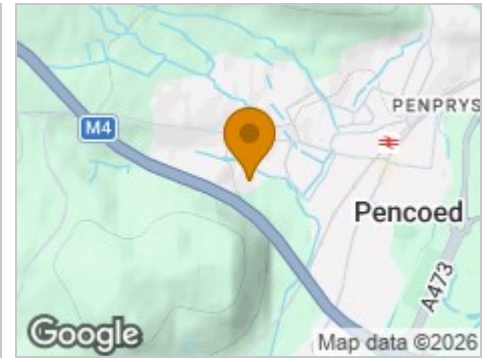
## Road Map



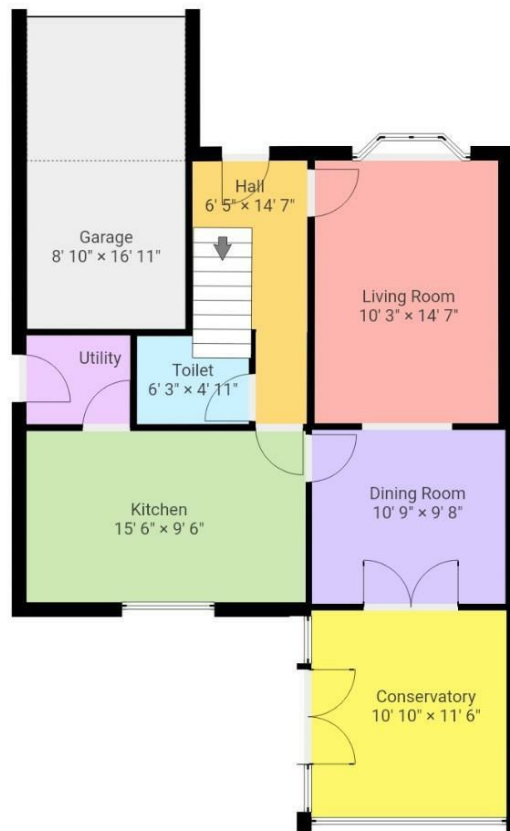
## Hybrid Map



## Terrain Map



## Floor Plan

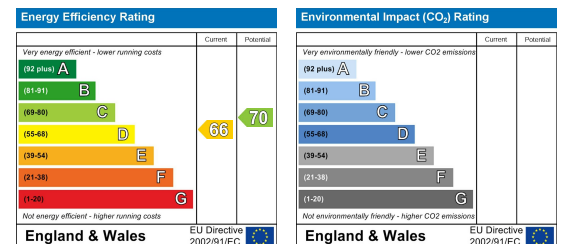


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.