

HUNTERS[®]

HERE TO GET *you* THERE

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Hafod Las

Pencoed, Bridgend, CF35 5NB

£240,000



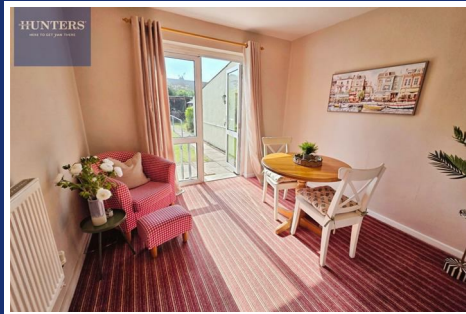
Council Tax: C



30 Hafod Las

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Hallway

with laminate flooring, skimmed walls and ceilings with spot lighting, radiator, attic access, doors into:

Lounge

14'0" x 10'8" (4.27m x 3.25m)

With varnished maple flooring, skimmed walls & ceiling which is covered with central light fittings, radiator, power & tv points, window to front, wood fire surround with marble hearth and back panel with gas fire.

Kitchen

8'8" x 8'7" (2.64m x 2.62m)

Vinyl flooring, skimmed walls and smooth ceiling with central light fittings, selection of base and wall units in cream with oak effect worktops, sink and drainer with mixer tap, wall mounted boiler, window to front.

Bedroom 1

14'7" x 9'4" (4.45m x 2.84m)

with carpets, skimmed walls and ceiling with central light fittings, radiator, window to rear.

Bedroom 2

10'4" x 9'11" (3.15m x 3.02m)

with carpets, skimmed walls and ceiling with central light fittings, radiator, door with side panel to rear.

Bathroom

6'8" x 6'0" (2.03m x 1.83m)

Tiled flooring, wood clad / papered walls, smooth ceiling with central lighting, WC and sink, bath with shower with thermostatic shower, radiator, window to side.

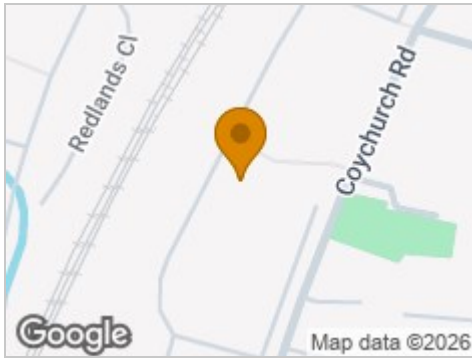
Gardens

Large rear gardens with patio area off the back of house. rear lawns with central concrete path to rear patio area, selection of mature bushes, trees and flowers, side gated access. Access to rear workshop on back of garage, wood shed and pagoda to remain.

Front garden with lawn to front with bushes, concrete driveway leading to single garage with up and over front door.



Road Map



Hybrid Map



Terrain Map



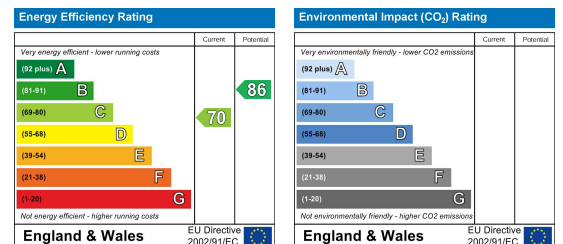
Floor Plan



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.