

# HUNTERS®

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**Beechwood Grove**  
Pencoed, Bridgend, CF35 6SU

£440,000



Council Tax: F



# 23 Beechwood Grove

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## General

The property is found in the Penprysg area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, all within walking distance.

## Hallway

entered through upvc front door with glass panel, with tiled flooring, skimmed walls and ceilings with coving and central lighting, radiator, stairs to first floor, doors to:

## Lounge

17'00" x 13'11 (5.18m x 4.24m)  
with real wood flooring, skimmed walls and ceilings with coving and two central lights, window to side and french doors with side screens to rear garden, glass panel french doors to dining, radiator.

## Cloakroom

off hallway with tiled flooring, skimmed walls and ceilings which are coved with central lighting, hand wash basin and wc, chrome towel radiator, built in cupboard, window to side.

## Reception Room

8'10" x 8'5" (2.69m x 2.57m)  
with laminate flooring, skimmed walls and ceilings

with coving and central lighting, radiator, window to front.

## Kitchen / Diner

20' 6" x 12'11" (at widest) (6.10m 1.83m x 3.94m (at widest))  
with tiled flooring, skimmed walls and ceilings which are coved with central lighting, radiator, selection of base and walls units in a solid oak shaker style and granite worktops with tiled splash back, electric oven, hob and hood, sink with mixer tap, tri-fold doors to rear, open door to utility.

## Utility

with tiled flooring, skimmed walls and ceilings with which are coved with central lighting, selection of base and wall units with worktop, plumbing for washing machine, wall mounted boiler, radiator, door to rear side.

## Landing

with carpets, skimmed walls and ceilings which are coved with central lighting, wood bannister with spindles, attic access, window to front, doors to:

## Master Bedroom

14'8" x 13'4" (4.47m x 4.06m)  
with laminate flooring, skimmed walls and ceilings which are coved with central lighting, fitted furniture to include dressing table and drawers, window to rear, radiator, open arch to dressing room which has a selection of built in wardrobes along two walls, door to ensuite.

## Ensuite

with water resistant flooring, tiled walls and skimmed ceilings with spot lighting, 2 piece suite wc, sink and

wc built into vanity storage separate double shower cubicle with thermostatic shower and glass screen, radiator, window to side.

#### Bedroom 2

14'8" x 13'3" (4.47m x 4.04m)

with carpets, skimmed walls and ceilings which are coved with central lighting, fitted wardrobes and drawers, window to rear, radiator.

#### Bedroom 3

15'6" x 10'2" (4.72m x 3.10m)

with carpets, skimmed walls and ceilings which are coved with central lighting, selection of built in wardrobes up and over bed, window to front, radiator.

#### Bedroom 4

14'3" x 10'1" (4.34m x 3.07m)

with laminate flooring, skimmed walls and ceilings which are coved with central lighting, window to front, selection of built in wardrobes along one wall, radiator.

#### Bathroom

10'3" x 7'6" (3.12m x 2.29m)

with water resistant flooring, tiled walls and skimmed ceilings which are coved with central lighting, 3 piece suite wc, sink and wc built into vanity storage and bath with mixer shower tap, separate shower cubicle thermostatic shower and glass screen, window to side, radiator.

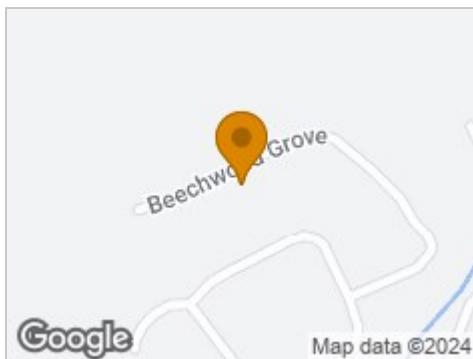
#### Gardens

A South Facing Garden with patio terrace against back of house with access to front both sides, steps down to lower level with lawn to one side with some borders, vegetable patch to other side, metal shed to stay.

Front open garden with block paved driveway for 3 cars, integral garage (1 1/2 width) with electric front door, power and lighting.



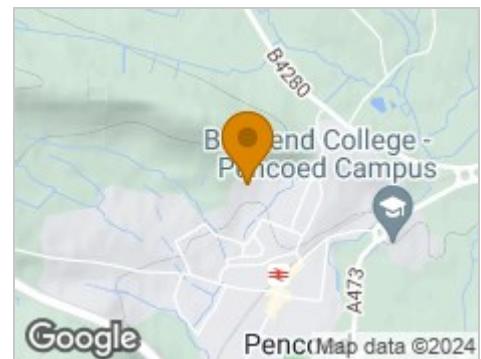
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

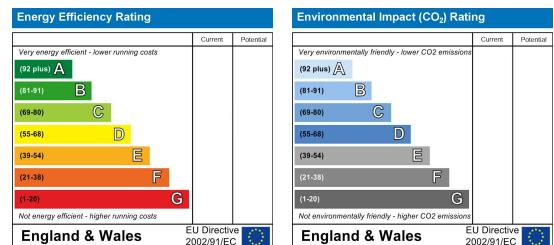


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## Viewing

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.