

# HUNTERS®

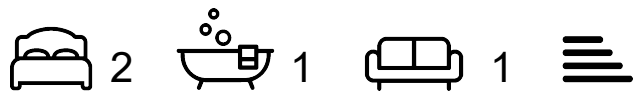
HERE TO GET *you* THERE



## Dol Afon

Pencoed, Bridgend, CF35 5PG

£130,000



Council Tax:



# 15 Dol Afon

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## General

The property is found in the Hendre 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

With porch at entrance with upvc front door, secondary door into main hallway with laminate effect flooring, skimmed walls and ceilings with central lighting, 3 large storage cupboards.

## Lounge

14'11" x 13'6" (4.55m x 4.11m )  
with laminate flooring, skimmed walls and ceilings which are coved with central lighting, radiator, window to front, wood fire surround with marble hearth.

## Kitchen Dining

13'7" x 10'8" (4.14m x 3.25m )  
with vinyl flooring, skimmed walls and ceilings with central lighting, selection of base and wall units in light oak with granite effect worktops, radiator window and door to rear, separate pantry cupboard

## Bedroom 1

11'8" x 10'4" (3.56m x 3.15m )  
with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, window to front, selection of built in wardrobes along one wall.

## Bedroom 2

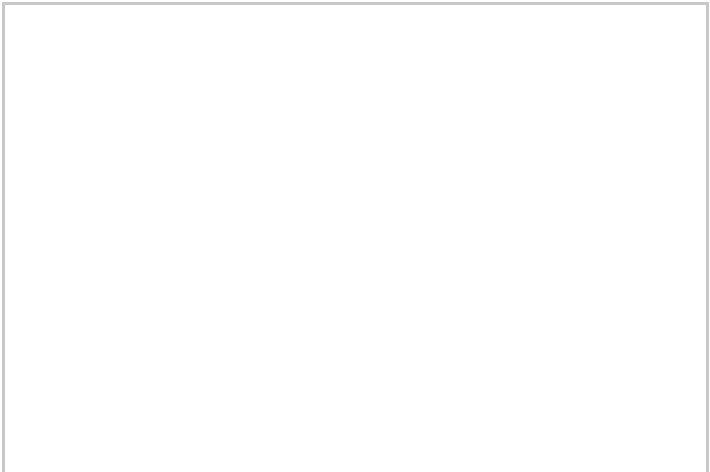
10'9" x 9'4" (3.28m x 2.84m )  
with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, window to rear, selection of built in wardrobes along one wall.

## Bathroom

separate w.c. and bathroom with vinyl floors, tiled / skimmed walls and ceilings with central lighting, chrome towel radiator, sink built into vanity unit, bath with over bath thermostatic shower and glass screen, wc with additional hand basin, both with window to rear.

## Garden

Enclosed rear garden large corner plot mainly grass and patio, two block built shed



Road Map



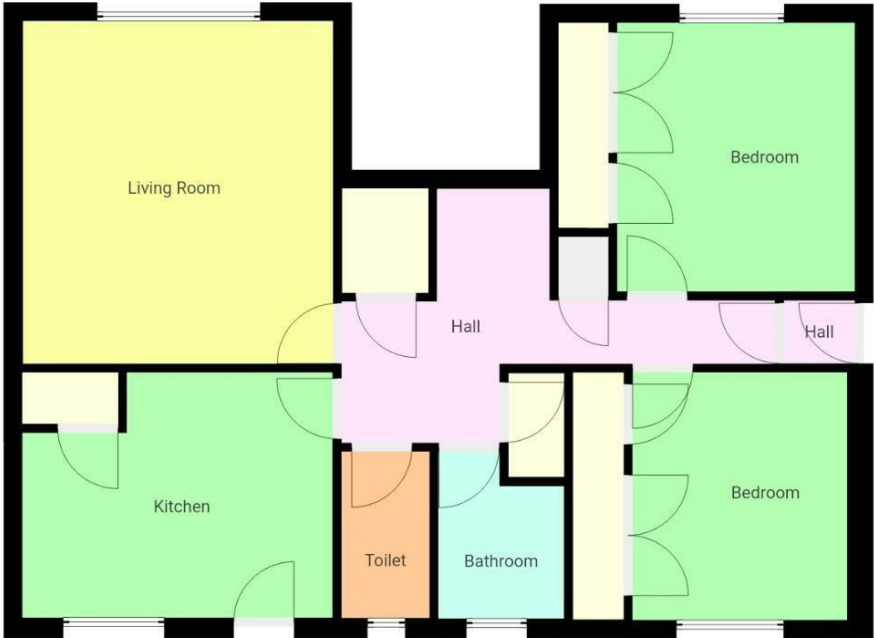
Hybrid Map



Terrain Map



Floor Plan

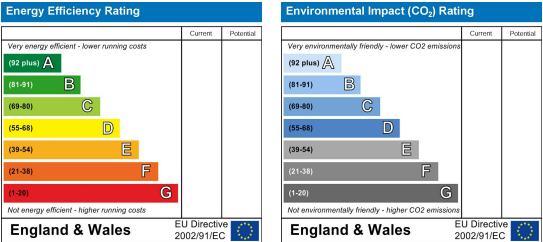


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Viewing

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.