

# HUNTERS®

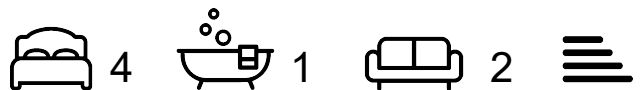
HERE TO GET *you* THERE



## Heol Croesty

Pencoed, Bridgend, CF35 5LS

Offers Over £275,000



Council Tax:





# 109 Heol Croesty

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## General

The property is found in the Felindre 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 carpets, papered walls and textured ceilings and central lighting, radiator, secondary doors to central hallway with laminate flooring, stairs to first floor:

## Lounge

19'7" x 15'10" (5.97m x 4.83m)  
with carpets, papered walls and textured ceilings which are coved with central lighting and side, bay window to front, additional window to front and side, radiator, stone fire surround with gas fire and block hearth.

## Dining / Bedroom

11'10" x 9'7" (3.61m x 2.92m)  
with laminate flooring, papered walls and textured ceilings with coving and central lighting, window to rear, radiator, under stair cupboard.

## Kitchen

10'00" x 9'11" (3.05m x 3.02m)  
with laminate flooring, skimmed / tiled walls and textured ceilings which are coved with central lighting. Selection of base and wall units in oak shaker style with granite effect worktops, sink & drainer, electric oven and hood with gas hob, window and door to rear.

## Cloakroom

with laminate flooring, tiled / skimmed walls, textured ceilings with central lighting, wc and hand wash basin, radiator, window to side.

## landing

with carpets, papered walls and ceilings with central lighting, wood bannister, two storage cupboards, doors to:

## Bedroom 1

16'5" x 11' 10" (at widest) (5.00m x 3.35m 3.05m (at widest))  
with carpets, skimmed walls and textured ceilings with central lighting, two windows to front, radiator.

## Bedroom 2

14'1" x 10'00" (4.29m x 3.05m)  
with carpets, skimmed walls and textured ceilings with central lighting, window to rear and to side, radiator.

## Bedroom 3

9'7" x 7'10" (2.92m x 2.39m)  
with carpets, skimmed walls and ceiling and central lighting, window to rear, radiator.

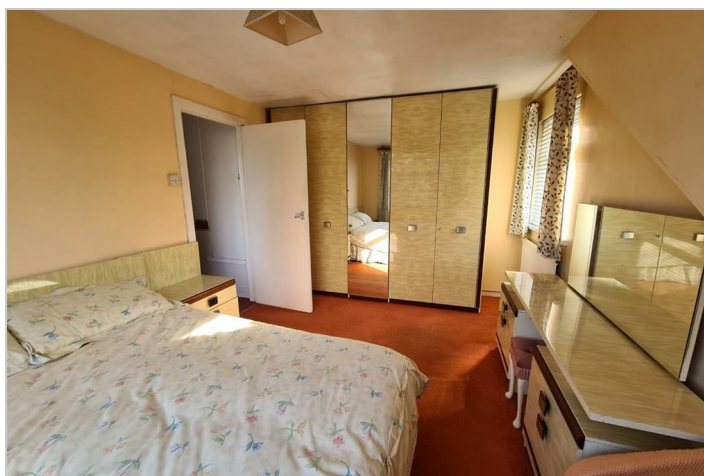
## Bathroom

7'1" x 6'8" (2.16m x 2.03m)

with laminate flooring, tiled walls and skimmed ceilings with central lighting, 2 piece suite sink and wc, seperate shower cubicle with thermostatic shower and glass screens, window to side.

## Garden

Large Garden with covered patio area against the house, large rear garden corner plot mostly lawn with mature trees and borders, side gated access to front drive. Single garage with concret flooring, power and lighting, additional built on storage to side of garage, two sheds and a green house included.



Road Map



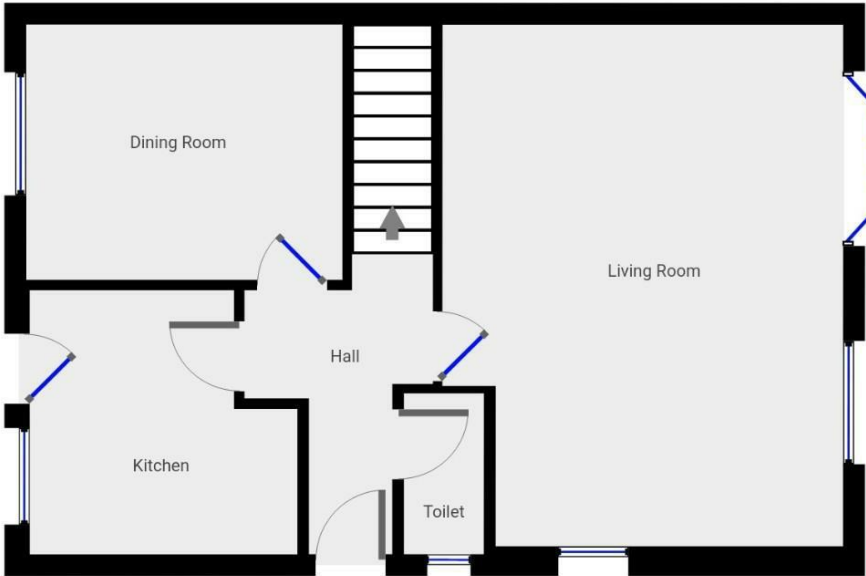
Hybrid Map



Terrain Map



Floor Plan

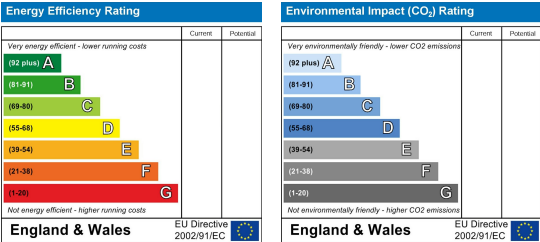


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Viewing

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.