

HUNTERS®

HERE TO GET *you* THERE



Heol Y Dolau

Pencoed, Bridgend, CF35 5LQ

£260,000



Council Tax:



22 Heol Y Dolau

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£260,000



General

The property is found on the edge 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

Hall with laminate, skimmed walls and ceilings coved, upvc front door with glazed panels, stairs to first floor, open under stairs, doors to :

Cloakroom

Tiled flooring, skimmed / tiled walls and skimmed ceilings, central light fitting, upvc window to front, wc and sink, radiator.

Kitchen / Dining

11'00" x 9'6" (3.35m x 2.90m)

Tiled flooring, skimmed walls and ceilings, central lights, grey white fitted kitchen units and bases granite worktops, integral appliances including electric oven, hob and hood, fridge freezer, dishwasher and washing machine, wall mounted boiler in corner cupboard, upvc bay window to front.

Lounge

16'4" x 11'7" (4.98m x 3.53m)

Laminate, skimmed walls & ceilings with coving,

window and French doors to rear, two radiators, two central light fitting.

Landing

Carpeted stairs and landing with wooden banister, skimmed walls and ceilings which are coved, central light fitting, wood staircase with spindles, access to attic, storage cupboard panel doors to:

Bedroom 2

11'1" x 9'6" (3.38m x 2.90m)

Found at rear with carpets, skimmed walls and ceilings coved, upvc glazed window to rear views, radiator, central light fitting, built in double wardrobe.

Bedroom 3

11'1" x 9'7" (3.38m x 2.92m)

Found at rear with carpets, skimmed walls and ceilings coved, upvc glazed window to rear views, radiator, central light fitting, built in double wardrobe.

Bedroom 4

8'4" x 6'8" (2.54m x 2.03m)

Carpets, skimmed walls and ceilings coved, upvc windows to rear, radiator, central light fitting.

Bathroom

6'7" x 6'1" (2.01m x 1.85m)

family bathroom, tiled effect flooring and skimmed / tiled walls, skimmed ceilings, central lighting, 3 piece white suite wc and sink and bath, radiator.

Master Bedroom

20'4" x 10'8" (6.20m x 3.25m)

Found on top with carpets, skimmed walls and ceilings coved, upvc glazed window to front views, velux to rear, radiator, central light fitting, built in wardrobes, door to ensuite:

Ensuite

8'3" x 7'8" (2.51m x 2.34m)

With tile effect flooring, wc and sink, shower cubicle with glass screen and mixer shower, upvc window, radiator.

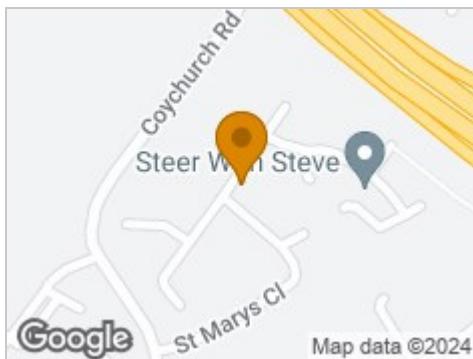
Garden

Enclosed rear garden with patio against house and rear lawn, side access to front garden open with lawn.

Tarmac driveway leading to single detached garage with pitched roof, power and lighting with up and over front door.



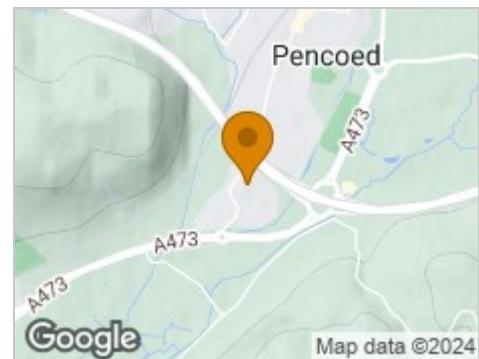
Road Map



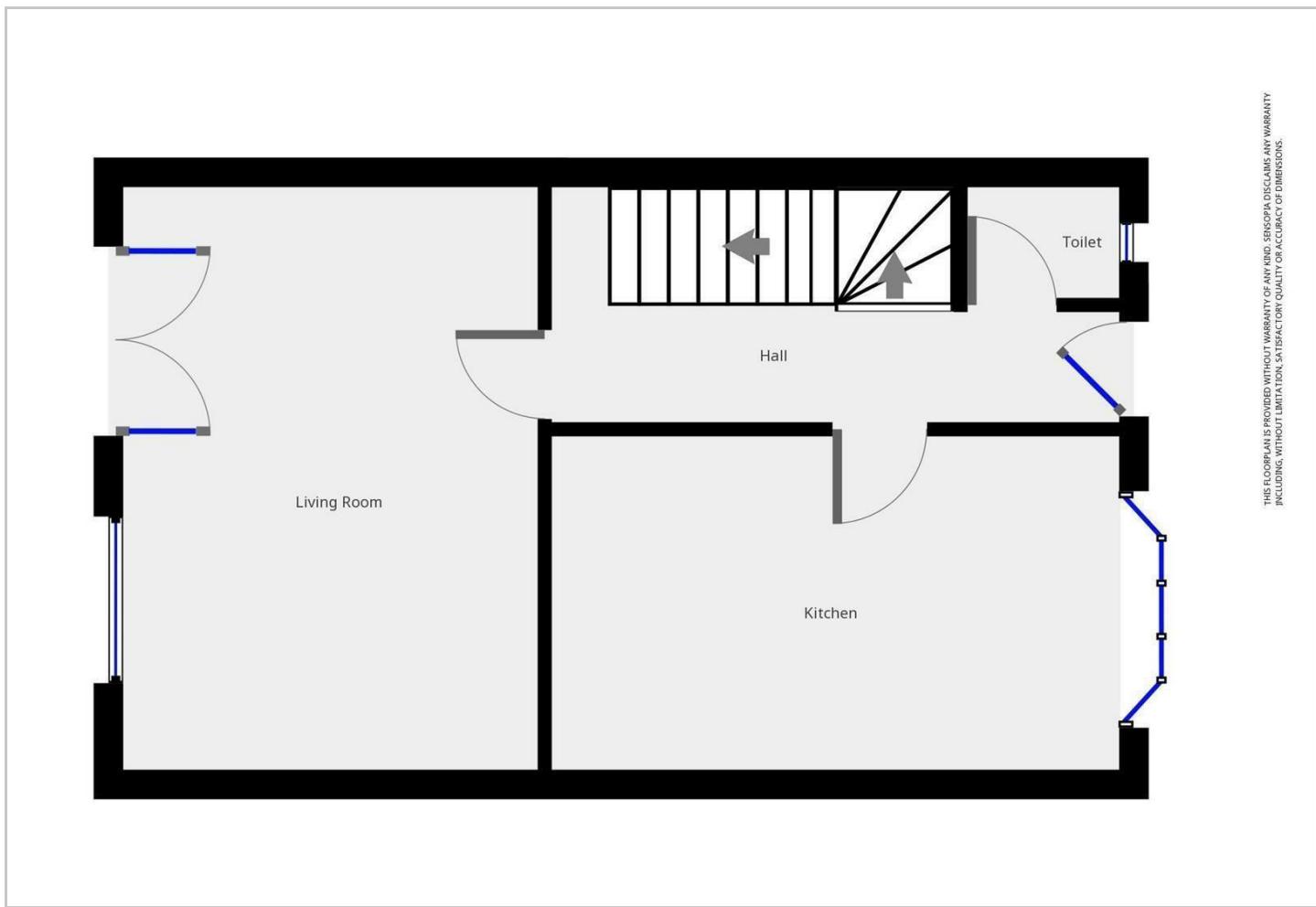
Hybrid Map



Terrain Map



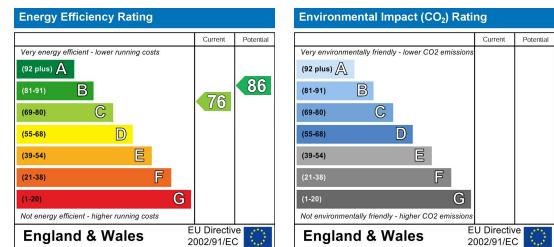
Floor Plan



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.