

# HUNTERS®

HERE TO GET *you* THERE



## Eleanor Close

Pencoed, Bridgend, CF35 6RD

Offers In Excess Of £150,000



Council Tax:



# 4 Eleanor Close

Pencoed, Bridgend, CF35 6RD

Offers In Excess Of £150,000



## General

The property is found on 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

Vinyl flooring, skimmed walls & textured ceilings, central light fittings, radiator, stair to first floor, upvc door, under stair cupboard

## Lounge Dining

23'4" x 12'2" narrowing to 9'6" (7.11m x 3.71m narrowing to 2.90m)

With carpets, skimmed walls & textured ceilings, two central light fittings, two radiators, tiled raised hearth along one wall, power & tv points, UPVC bay window to front and window to rear.

## Kitchen

10'6" x 8'8" (3.20m x 2.64m)

Tiled floor, skimmed walls & textured ceilings, central light fittings, radiator, selection of base and wall units in formica white with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, built in electric oven, gas hob and electric hood, UPVC window and door to rear garden, wall mounted boiler.

## Landing

exposed floorboards, skimmed walls and textured ceilings, central light fitting, power points, radiator, attic access, wood bannister on staircase, window to side, airing cupboard

## Bedroom 1

11'11" x 11'10" (3.63m x 3.61m )

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

## Bedroom 2

11'10" x 11'10" (at widest) (3.61m x 3.61m (at widest))

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to rear.

## Bedroom 3

9'1" x 7'5" (2.77m x 2.26m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

## Bathroom

7'11" x 6'3" (2.41m x 1.91m)

vinyl flooring, skimmed walls and ceilings, central light fittings, 2 piece white suite hand wash basin and wc, seperate shower cubicle with glass screen and electric shower, chrome towel radiator, frosted window to rear.

## Garden

Enclosed rear garden largely overgrown with patio against house, side access, single garage with up and over door.



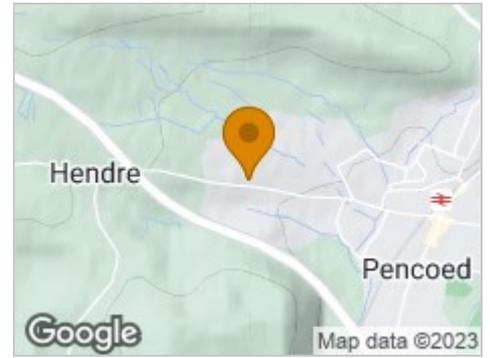
## Road Map



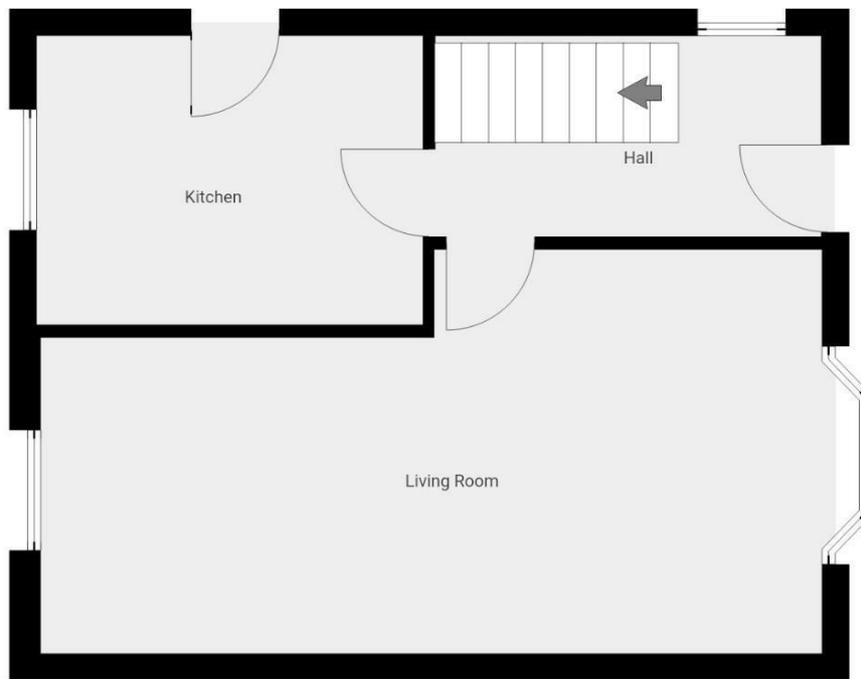
## Hybrid Map



## Terrain Map



## Floor Plan

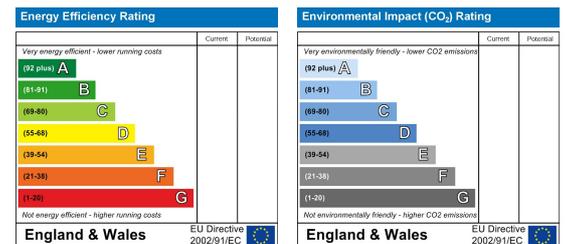


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.