

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mervyn Way

Pencoed, Bridgend, CF35 6JH

£279,000



Council Tax:



# 39 Mervyn Way

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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 laminate, smooth walls and ceilings with coving and central lighting, stairs to first floor, doors to:

## Lounge

13'2" x 12'8" (at widest) (4.01m x 3.86m (at widest)) with laminate flooring, skimmed walls & textured ceilings which are coved, UPVC window to front, radiator, central light fittings, wood fire surround and marble hearth with gas fire open arch to dining

## Dining

10'3" x 8'3" (3.12m x 2.51m) with laminate flooring, smooth walls and textured ceilings with coving and central lighting, open arch to garden room:

## Garden Room

14'11" x 10'10" (4.55m x 3.30m) built across the back with laminate flooring, 2 solid walls and clear correx roof, french doors with side windows to garden and door to side, wood burning stove, side lighting.

## Kitchen

10'4" x 7'6" (3.15m x 2.29m) with tiled flooring, smooth painted walls and textured ceilings which are coved with central lighting. Selection of base and wall units in beech with granite effect worktops, pantry storage, integral sink & drainer, electric oven, gas hob and hood, open arch to garden room providing open plan living to rear.

## Landing

with carpets, skimmed walls and textured ceilings, central light fitting, panel doors to:

## Bedroom 1

12'1" x 10'9" (3.68m x 3.28m) with carpets, skimmed walls and ceilings, window to front, radiator, central light fitting, selection of fitted wardrobes.

## Bedroom 2

10'4" x 9'9" (3.15m x 2.97m) with carpets, skimmed walls and textured ceilings, window to rear, radiator, central light fitting.

## Bedroom 3

9'7" x 7'3" (2.92m x 2.21m) with carpets, skimmed walls and textured ceilings, window to front, radiator, central light fitting, fitted wardrobe over stairwell.

## Bathroom

7'0" x 6'3" (2.13m x 1.91m) with vinyl flooring and tiled walls and textured ceilings with central lighting, 2 piece suite wc and hand wash basin, separate quadrant shower cubicle with thermostatic shower and glass doors, radiator, frosted upvc window to rear

## Garden

Front garden with some mature trees and shrubs, concrete driveway extending to side.

Enclosed rear garden with patio against house leading to rear lawn with a chipped path through centre, a variety of mature hedges, trees and shrubs throughout the garden.

## Garage

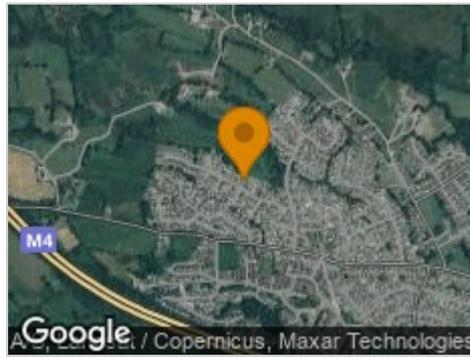
A part converted garage with ceilings which are boarded, upvc French doors to the front, power & lighting. Extended to rear with a block built shed with separate access.



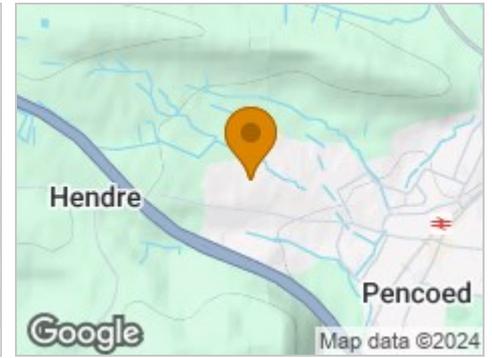
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

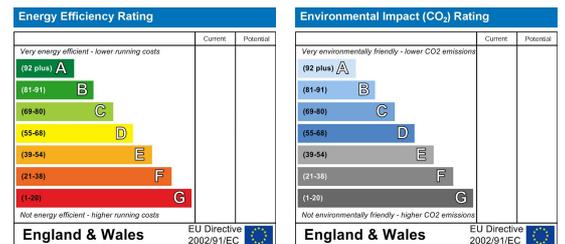


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## Viewing

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.