

HUNTERS[®]

HERE TO GET *you* THERE



Coed Bach

Pencoed, CF35 6TF

£225,000



18 Coed Bach

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£225,000



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 carpets, papered walls and ceilings, central light fitting, radiator, two utility cupboards, doors to:

LOUNGE

18'3" x 12'7" (5.56 x 3.84)

with carpets papered walls and ceilings with central lighting, radiator, large window to front, open arch to dining area, tiled hearth and back panel with electric fire.

KITCHEN

8'9" x 7'9" (2.67 x 2.36)

found to side galley style kitchen with fitted base and wall units in cream with beech coloured worktops, free standing cooker, fridge freezer and washing machine available, window to side door to dining.

DINING ROOM

7'5" x 7'3" (2.26 x 2.21)

found at front off kitchen, with carpets, papered walls and ceilings window to front, radiator,

BEDROOM 1

12'5" x 9'6" (3.78 x 2.90)

found at rear with carpets, papered walls and textured ceilings, central lighting, radiator, french doors to rear, built in wardrobe.

BEDROOM 2

11'9" x 10'4" (at widest) (3.58 x 3.15 (at widest))

with carpets, papered walls and textured ceilings with central lighting, radiator, built in wardrobes up and over bed.

BATHROOM

7'8" x 4'6" (2.34 x 1.37)

with vinyl flooring, skimmed walls and ceilings, wc and sink built into vanity and storage, separate shower cubicle with glass screens and mixer shower, window to side.

GARDEN

enclosed rear garden with some patio area against house and grass to rear, single garage to rear of driveway which extends to side of house.



Road Map



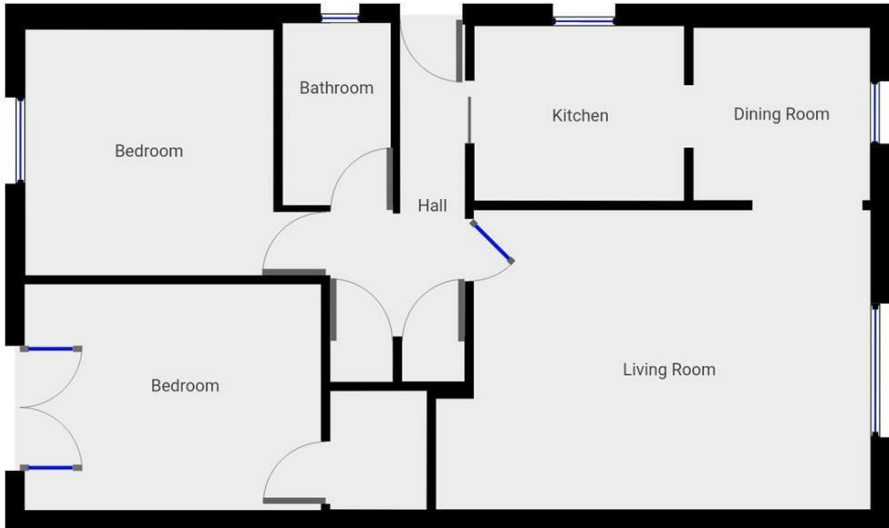
Hybrid Map



Terrain Map



Floor Plan

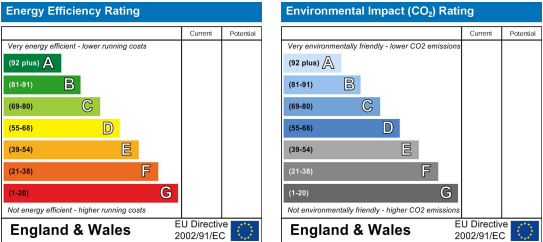


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Viewing

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.