

HUNTERS®

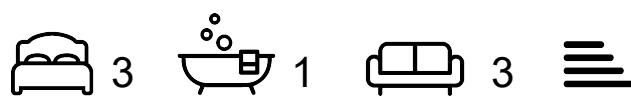
HERE TO GET *you* THERE



Caer Berllan

Pencoed, CF35 6RR

£195,000



Council Tax: C



14 Caer Berllan

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£195,000



General

The property is found in the Penprysg 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

Porch

9'6" x 6'4" (2.90m x 1.93m) entered through upvc front door, with vinyl flooring, textured walls and wood clad ceilings with central lighting, radiator, window to front door into kitchen, wall mounted boiler.

Kitchen

13'00" x 9'2" (at widest) (3.96m x 2.79m (at widest)) with vinyl flooring, textured walls and smooth ceilings with central lighting, radiator. Selection of base and wall units painted blue with granite effect worktops, sink & drainer, two windows to side.

Central Hallway

with vinyl flooring, textured walls and wood clad ceilings with central lighting.

Bathroom

6'8" x 6'3" (2.03m x 1.91m) with vinyl flooring, tiled walls and wood clad ceilings with central lighting, 3 piece white suite sink and wc, bath with electric shower, window to side, radiator.

Lounge

21'1" x 10'5" (6.43m x 3.18m) with carpets, smooth walls and textured ceilings which are coved with central lighting, window to front, radiator, wood fireplace and hearth and gas fire.

Dining

10'5" x 9'11" (3.18m x 3.02m) with laminate flooring, papered walls and textured ceilings which are coved with central lighting, french doors to rear, radiator, stairs to first floor

Reception

9'6" x 9'7" (2.90m x 2.92m) with laminate flooring, papered walls and textured ceilings which are coved with central lighting, french doors to rear, radiator.

Landing

with carpets, smooth walls and wood clad ceilings with central lighting, wood banister, doors to:

Bedroom 1

17'7" x 12'7" (5.36m x 3.84m) with carpets, papered walls and textured ceilings which are coved with central lighting, radiator, two windows to front, built in storage along one wall.

Bedroom 2

12'4" x 9'6" (3.76m x 2.90m) with laminate flooring, papered walls and textured ceilings which are coved with central lighting, radiator, window to rear, built in storage.

Bedroom 3

12'4" x 4'11" (3.76m x 1.50m)

with carpets, papered & skimmed walls and ceilings
which are coved with central lighting, radiator,
window to rear

Garden

Enclosed rear garden with patio against the rear of property and rear lawn area, West facing, side access via gate to concrete driveway and single garage with up and over front door, concrete floors, power and lighting.

Front enclosed garden with lawn to front of house/



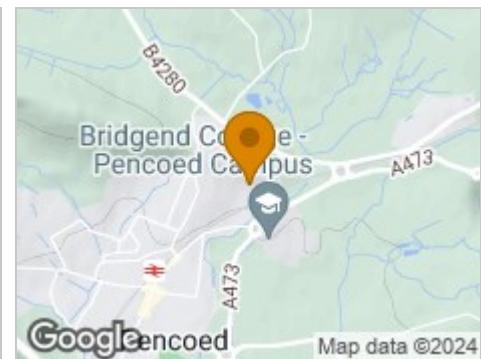
Road Map



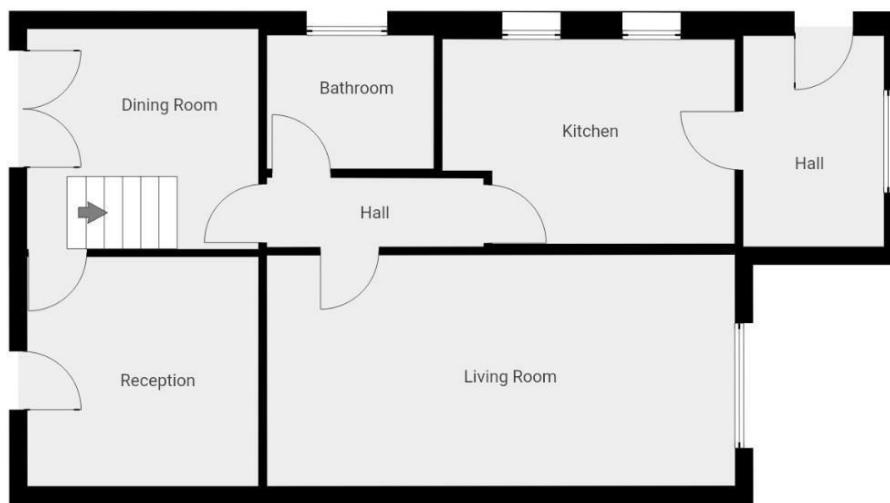
Hybrid Map



Terrain Map



Floor Plan

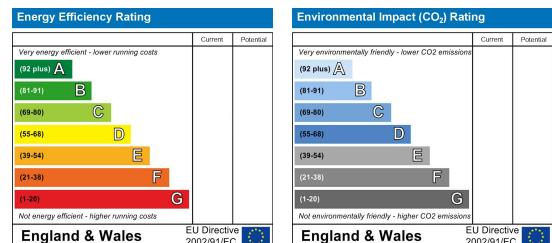


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Viewing

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.