

HUNTERS®

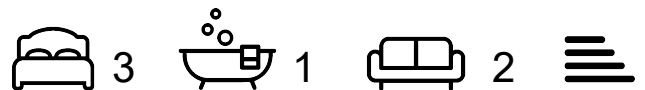
HERE TO GET *you* THERE



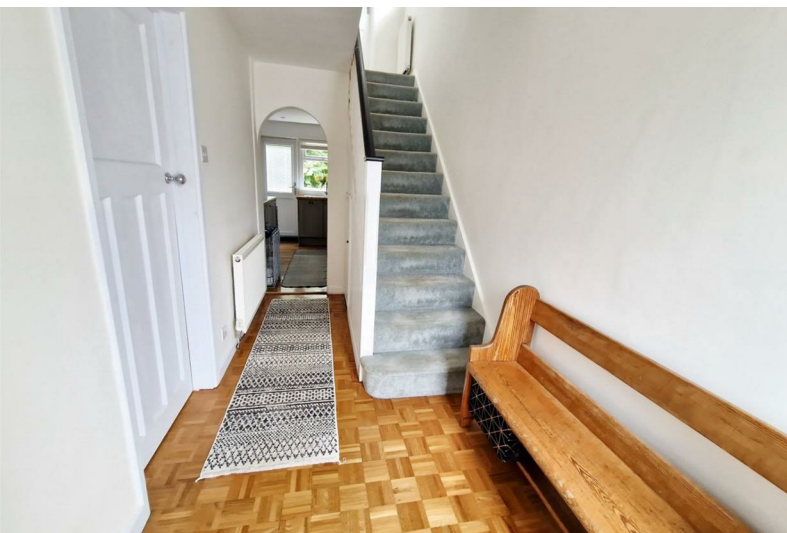
Deri Avenue

Pencoed, Bridgend, CF35 6TT

£225,000



Council Tax: D



36 Deri Avenue

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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 block wood flooring, skimmed walls and ceilings with central light fitting, radiator, composite door and side panel, stairs to first floor with under stair storage.

Lounge

15'1" x 11'4" (4.60m x 3.45m)

with block wood flooring , skimmed walls and ceilings which are coved with central lighting, radiator, open fireplace with tiled hearth, front bay window, open arch to dining

Dining

8'11" x 11'6" (2.72m x 3.51m)

with block wood flooring, skimmed walls and ceilings which are coved with central lighting, radiator, french doors to rear, door to kitchen

Kitchen

6'8" x 6'2" (2.03m x 1.88m)

with gloss laminate flooring, skimmed / tiled walls

and clad ceilings with spot lighting, selection of base and wall units in mushroom coloured with oak worktops, integral appliances to include electric oven, halogen hob and electric hood, dishwasher, fridge freezer & wine cooler, door and window to rear.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister, window to side, airing cupboard.

Bedroom 1

13'6" x 10'3" (4.11m x 3.12m)

with carpets, skimmed walls and ceilings with central light fitting, window to front, radiator, built in wardrobes.

Bedroom 2

11'5" x 10'8" (3.48m x 3.25m)

with carpets, skimmed walls and ceilings with central light fitting, window to front, radiator, built in wardrobes.

Bedroom 3

10'2" x 6'1" (3.10m x 1.85m)

with carpets, skimmed walls and ceilings with central light fitting, window to front, radiator, built in wardrobes.

Bathroom

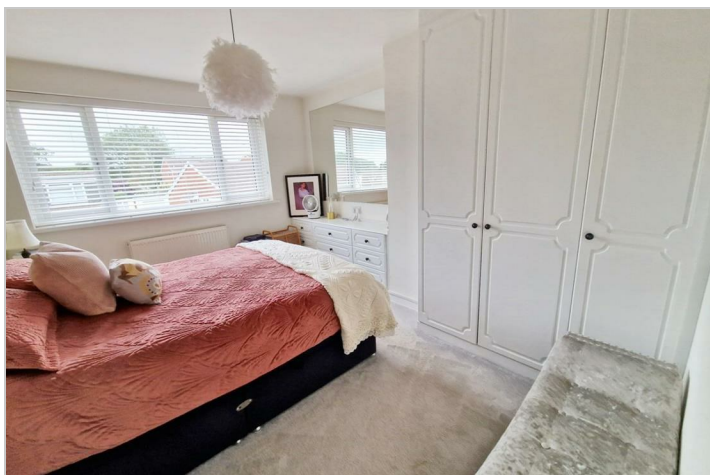
6'8" x 6'2" (2.03m x 1.88m)

tiled flooring, part tiled and skimmed walls and skimmed ceilings with spot lighting, sink and wc built into vanity unit, double shower with glass screen and thermostatic shower, window to rear chrome towel radiator.

Garden

Tel: 01656 856118

enclosed rear garden which is mostly patio slabbed, with side access to drive, and side door access to garage.



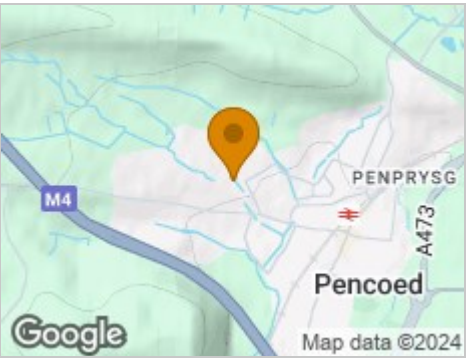
Road Map



Hybrid Map



Terrain Map



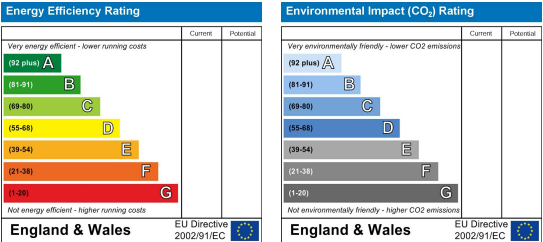
Floor Plan



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.