

HUNTERS®

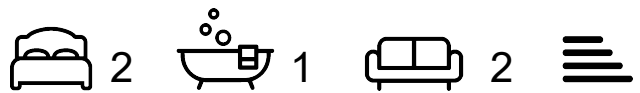
HERE TO GET *you* THERE



Pant Hirgoed

Pencoed, CF35 6YD

Offers Over £123,000



Council Tax:



10 Pant Hirgoed

Pencoed, CF35 6YD

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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.

PORCH

9'5" x 5'4" (2.87m x 1.63m)

entered through upvc front door with glass panel, with tiled flooring, skimmed walls and ceilings with central lighting, windows to front and side, secondary door into hallway

HALLWAY

entered through wood door with glass panels, with tiled flooring, textured walls and ceilings with central lighting, storage cupboard, radiator, doors to:

LOUNGE

13'11" x 12'10" (4.24m x 3.91m)

with laminate flooring, skimmed walls and textured ceilings with coving and central lighting, marble fire surround with matching hearth and back panel and gas fire, window to front, radiator.

DINING

12'4" x 9'3" (3.76m x 2.82m)

with tiled flooring, skimmed walls with picture rail

and ceilings with central lighting, open arch to kitchen, radiator.

KITCHEN

11'2" x 9'3" (3.40m x 2.82m)

with tiled flooring and walls and smooth ceilings with exposed beams and central lighting, radiator. Selection of base and wall units in white shaker style with granite effect worktops, integral sink & drainer, electric oven, gas hob and hood, wall mounted boiler, window and door to rear.

BEDROOM 1

13'00" x 10'8" (3.96m x 3.25m)

with carpets, skimmed walls and ceilings with central lighting, radiator, built in storage, window to front.

BEDROOM 2

10'5" x 11'1" (3.18m x 3.38m)

with carpets, skimmed walls and ceilings with central lighting, radiator, window to rear.

BATHROOM

7'2" x 5'10" (2.18m x 1.78m)

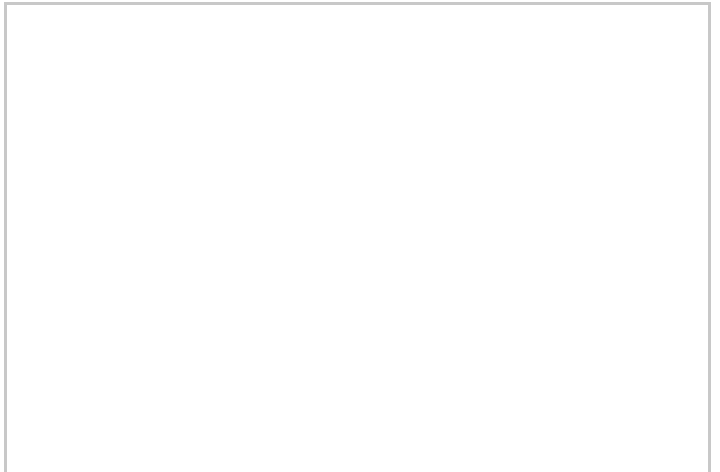
tiled flooring and walls and textured ceilings with central lighting, hand wash basin, WC and bath with glass screen and electric shower, window to rear, chrome towel radiator.

GARDEN

enclosed garden with mainly patio area with some areas covered with artificial grass, some mature borders, side access, two storage sheds block built.

Additional Garage to the side of the property with up and over front door.

Tel: 01656 856118



Road Map



Hybrid Map



Terrain Map



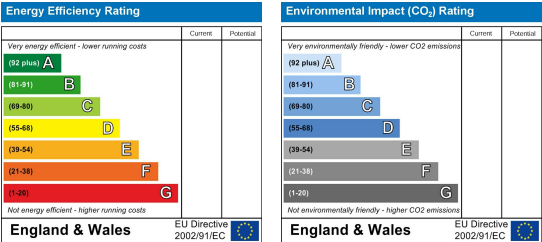
Floor Plan



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.