

HUNTERS[®]

HERE TO GET *you* THERE



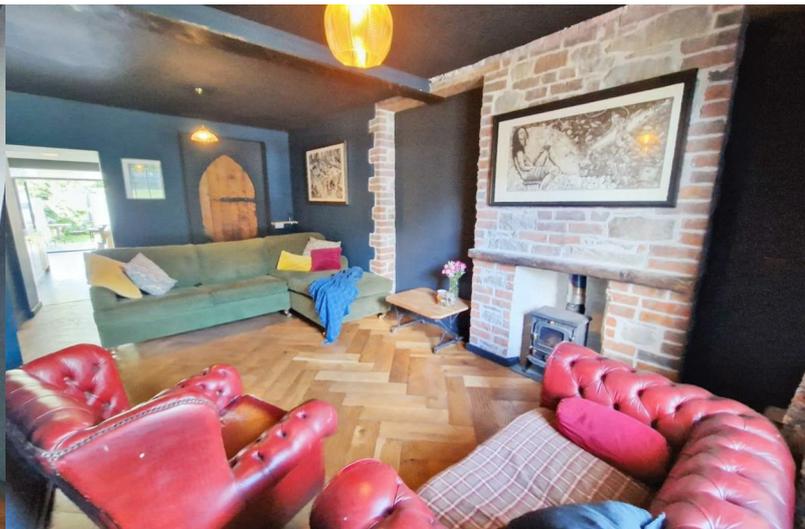
Hendre Road

Pencoed, Bridgend, CF35 6TD

£215,000



Council Tax:



73 Hendre Road

Pencoed, Bridgend, CF35 6TD

£215,000



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 slate tiled flooring, skimmed walls and ceilings with central lighting, stairs to first floor with exposed stone feature wall, open to lounge, under stair storage built in.

Lounge

20'9" x 14'10" (at widest) (6.32m x 4.52m (at widest))

with oak flooring, skimmed walls and ceilings with central lighting, two column radiators, window to front, exposed brick fireplace with oak mantle and hearth and with multi fuel burner.

Kitchen Dining

246" x 14'4" (I shaped) (74.98m x 4.37m (I shaped)) with slate tiled flooring, skimmed walls and ceilings with spot lighting, column radiator, selection of base units in beech wood with concrete worktops with tiled splash back, one and half bowl sink with mixer tap, bifolding doors to rear.

Landing

with exposed varnished floorboards, skimmed walls with feature stone wall and skimmed ceilings with central lighting, wood bannister with spindles, and doors to:

Bedroom 1

14'5" x 12'1" (4.39m x 3.68m)

with exposed varnished floorboards, skimmed walls and ceilings with central lighting, two windows to front, radiator

Bedroom 2

14'8" x 8'5" (4.47m x 2.57m)

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

Bedroom 3

8'11" x 8'3" (2.72m x 2.51m)

with exposed varnished floorboards, skimmed walls and ceilings with central lighting, storage cupboard, radiator, tilt and turn window to rear decking terrace.

Bathroom

11'11" x 5'11" (3.63m x 1.80m)

found down stairs fitted as wet room with tiled flooring and walls and skimmed ceilings with spot lighting, 2 piece suite wc and sink, thermostatic rain shower, skylight to rear ceiling, column radiator.

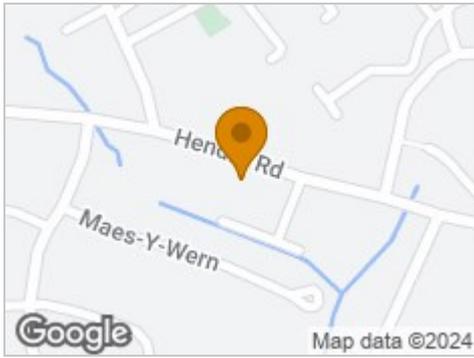
Garden

South facing rear gardens with slate patio area against the back of the house with cover from the rear extension, rear lawn side concrete path leads to rear double garage with rear patio doors and window and front lane electric roller shutter with full power and lighting. There are two parking spaces in front of the rear garage accessed via lane.

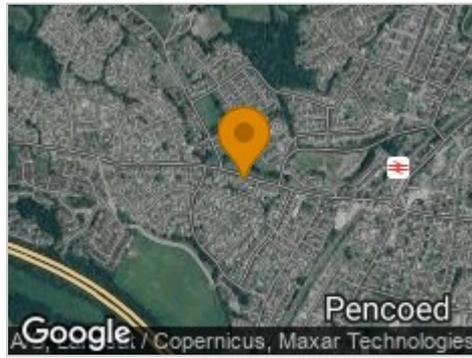
Tel: 01656 856118



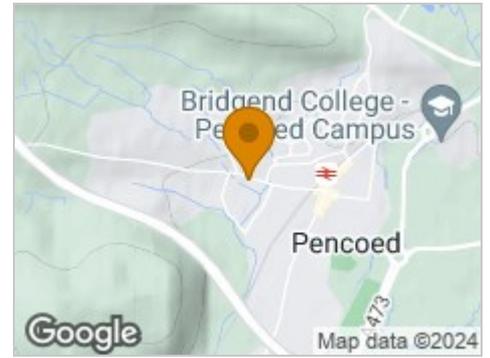
Road Map



Hybrid Map



Terrain Map



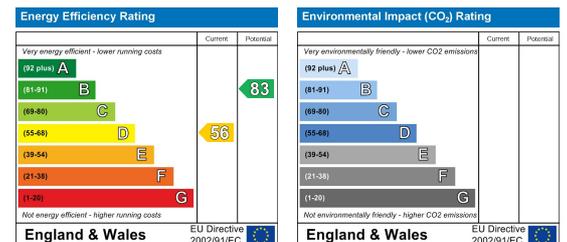
Floor Plan



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.