

# HUNTERS®

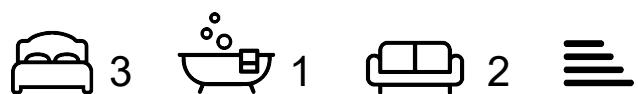
HERE TO GET *you* THERE



## Coed Bach

Pencoed, CF35 6TF

£235,000



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

## LOUNGE

18'4" x 12'7" (5.59 x 3.84)

with wood block flooring, papered walls & textured ceilings with central light fitting, large UPVC window to the front, radiator, wood fire surround with marble hearth with gas fire.

## KITCHEN

8'8" x 7'1" (2.64 x 2.16)

with tiled flooring, skimmed / tiled walls & textured ceilings, central light fitting, window to side, selection of base and wall units in formica with granite effect worktops, integral sink and drainer, electric oven and hood with gas hob.

## DINING ROOM

7'8" x 7'1" (2.34 x 2.16)

Carpets, papered walls and textured ceilings, central light fittings, radiator, window to front open door to kitchen.

## BEDROOM 1

12'1" x 9'7" (3.68 x 2.92)

Carpets, papered walls and textured ceilings, central light fittings, radiator, window to side, selection built in wardrobes.

## BEDROOM 2

10'0" x 7'7" (3.05 x 2.31)

Carpets, papered walls and textured ceilings, central light fittings, radiator, window to rear.

## RECEPTION ROOM

12'6" x 11'4" (3.81 x 3.45)

with laminate flooring, papered walls and textured ceilings which are coved with central light fittings, radiator, UPVC French doors to rear.

## CONSERVATORY

7'9" x 7'3" (2.36 x 2.21)

upvc lean too conservatory with tiled flooring, perspex roof, patio doors to rear garden.

## BATHROOM

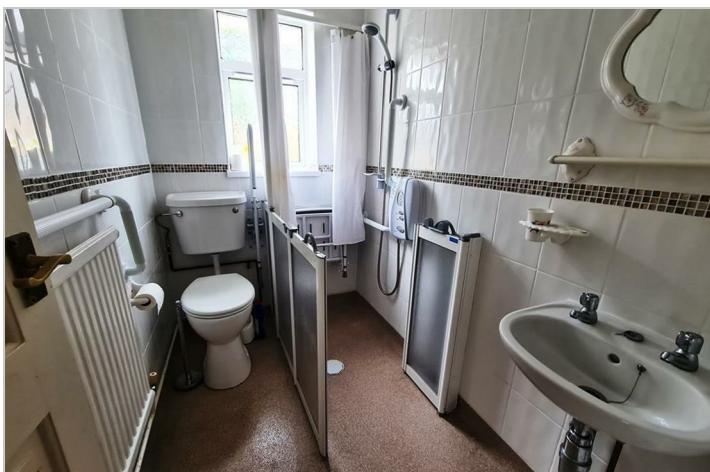
8'4" x 6'6" (2.54 x 1.98)

fitted as wet room with non slip flooring, tiled walls and textured ceilings with central lighting, 2 piece suite, WC and sink, electric shower with waist high screens, radiator, window to side.

## GARDEN

garden is enclosed, patio area and paths against

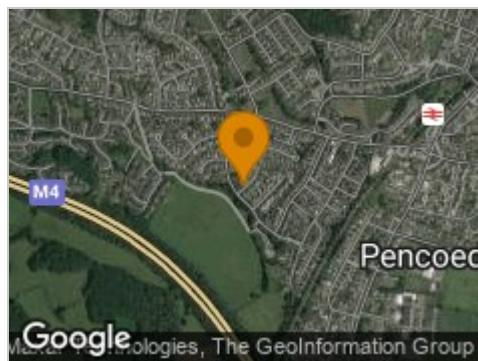
house with rear lawn, side access, single garage with up and over front door, power and lighting. Enclosed front gardens with large concrete driveway.



## Road Map



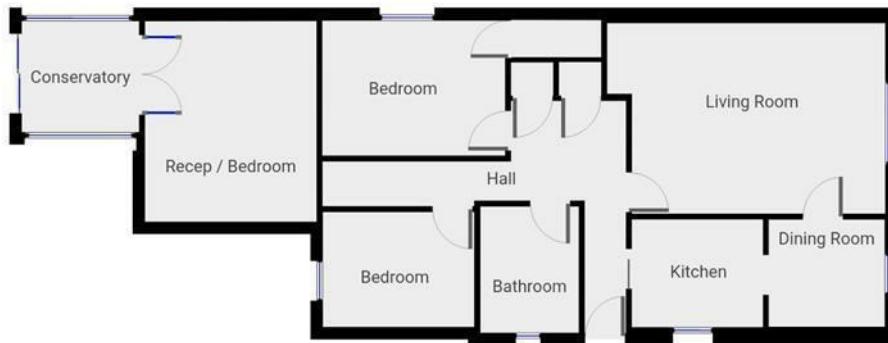
## Hybrid Map



## Terrain Map



## Floor Plan

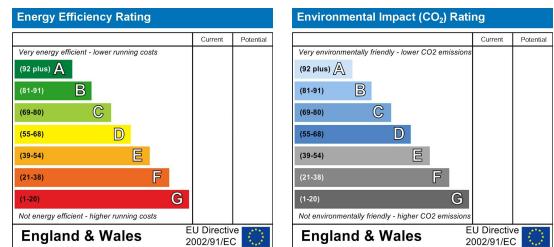


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## Viewing

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.