

HUNTERS[®]

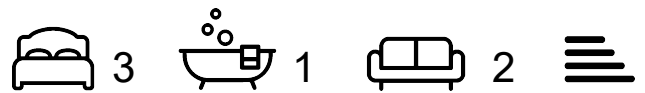
HERE TO GET *you* THERE



Caer Efail

Pencoed, Bridgend, CF35 6RW

Guide Price £175,000



Council Tax: C



26 Caer Efail

Pencoed, Bridgend, CF35 6RW

Guide Price £175,000



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.

HALLWAY

entered through upvc front door, with carpets, papered walls and skimmed ceilings with central lighting, radiator, stairs to first floor, door to

LOUNGE

14'11" x 11'1" (at widest) (4.55m x 3.38m (at widest)) with carpets, papered walls and ceilings which are coved with central lighting, window to front and rear, radiator, wood fire surround with marble hearth & back panel and gas fire.

KITCHEN / DINING

17'0" x 17'0" (at widest) (5.18m x 5.18m (at widest)) with tiled flooring, skimmed walls and ceilings with central lighting, radiator. Selection of base and wall units in medium oak with granite effect worktops with tiled splash back, sink & drainer, electric oven, hob and hood, two windows and door to rear, and window to side, under stairs cupboard with wall mounted boiler.

LANDING

with carpets, papered walls and skimmed ceilings with central lighting, attic access, window to side, doors to:

BEDROOM 1

10'1" x 12'9" (at widest) (3.07m x 3.89m (at widest)) with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, window to rear, built in storage cupboard.

BEDROOM 2

10'1" x 11'3" (3.07m x 3.43m) with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

BEDROOM 3

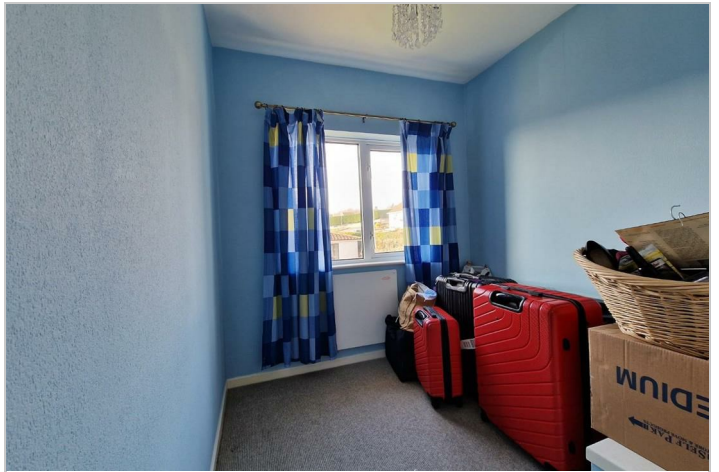
8'7" x 7'2" (2.62m x 2.18m) with carpets, skimmed walls and ceilings with central lighting, electric, radiator, window to front.

BATHROOM

6'2" x 6'0" (1.88m x 1.83m) with tile effect flooring, clad walls and ceilings with central lighting, 3 piece suite wc and sink built into vanity storage and over bath thermostatic shower and glass screen, window to rear, chrome towel radiator.

GARDENS

Enclsoed rear garden with decking against the house, rear chipped area, side access to front via concrete driveway with lawn to front garden.



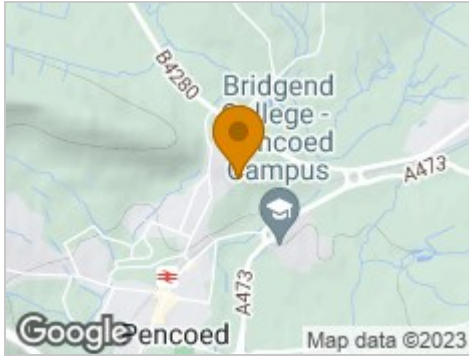
Road Map



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.