

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pant Hendre

Pencoed, CF35 6LN

£290,000



Council Tax:



# 3 Pant Hendre

Pencoed, CF35 6LN

£290,000



## 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

entered through upvc front door, vinyl flooring, skimmed walls and ceilings with coving and central lighting, doors to:

## LOUNGE

15'7" x 11'2" (4.75 x 3.40)

with carpets, skimmed walls and ceilings with coving and central lighting, window to front, door to middle hallway, radiator.

## MIDDLE HALLWAY

with carpets, skimmed walls and ceilings with central lighting, under stair cupboard, stairs to first floor, doors to cloakroom and kitchen.

## RECEPTION ROOM

17'0" x 7'8" (5.18 x 2.34)

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

## CLOAKROOM

off, middle hallway with vinyl flooring, skimmed walls and ceilings with central lighting, hand wash basin and wc, radiator, window to side.

## KITCHEN DINING ROOM

19'7" x 9'6" (5.97 x 2.90)

with herringbone effect flooring, skimmed walls and ceilings with coving and spot lighting, radiator. Selection of base and wall units shaker style in grey colour with concrete effect worktops, integral sink & drainer, double oven, gas hob with hood, window and patio doors to rear.

## LANDING

with carpets, skimmed walls and ceilings which are coved with central lighting, wood banister, airing cupboard, doors to:

## MASTER BEDROOM

12'0" x 10'6" (3.66 x 3.20)

with carpets, skimmed walls and ceilings with coving and central lighting, radiator, window to front, door to ensuite.

## ENSUITE BATHROOM

with vinyl flooring, skimmed walls and ceilings with central lighting, hand wash basin and wc, shower with thermostatic shower, radiator, window to side.

## BEDROOM 2

11'6" x 9'4" (3.51 x 2.84)

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

### BEDROOM 3

9'6" x 7'9" (2.90 x 2.36)

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

### BATHROOM

7'3" x 7'0" (2.21 x 2.13)

with vinyl flooring and skimmed / tiled walls and skimmed ceilings with spot lighting, 3 piece white suite sink, bath and wc, with mixer shower, window to front, radiator.

### GARDEN

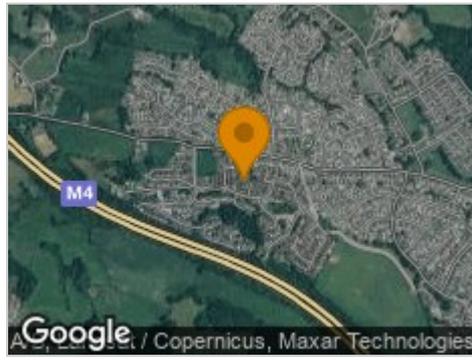
Enclosed West facing rear garden with artificial grass against house and rear lawn, with raised borders, shed and side access.



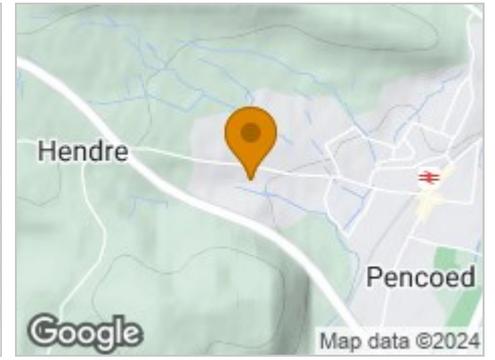
## Road Map



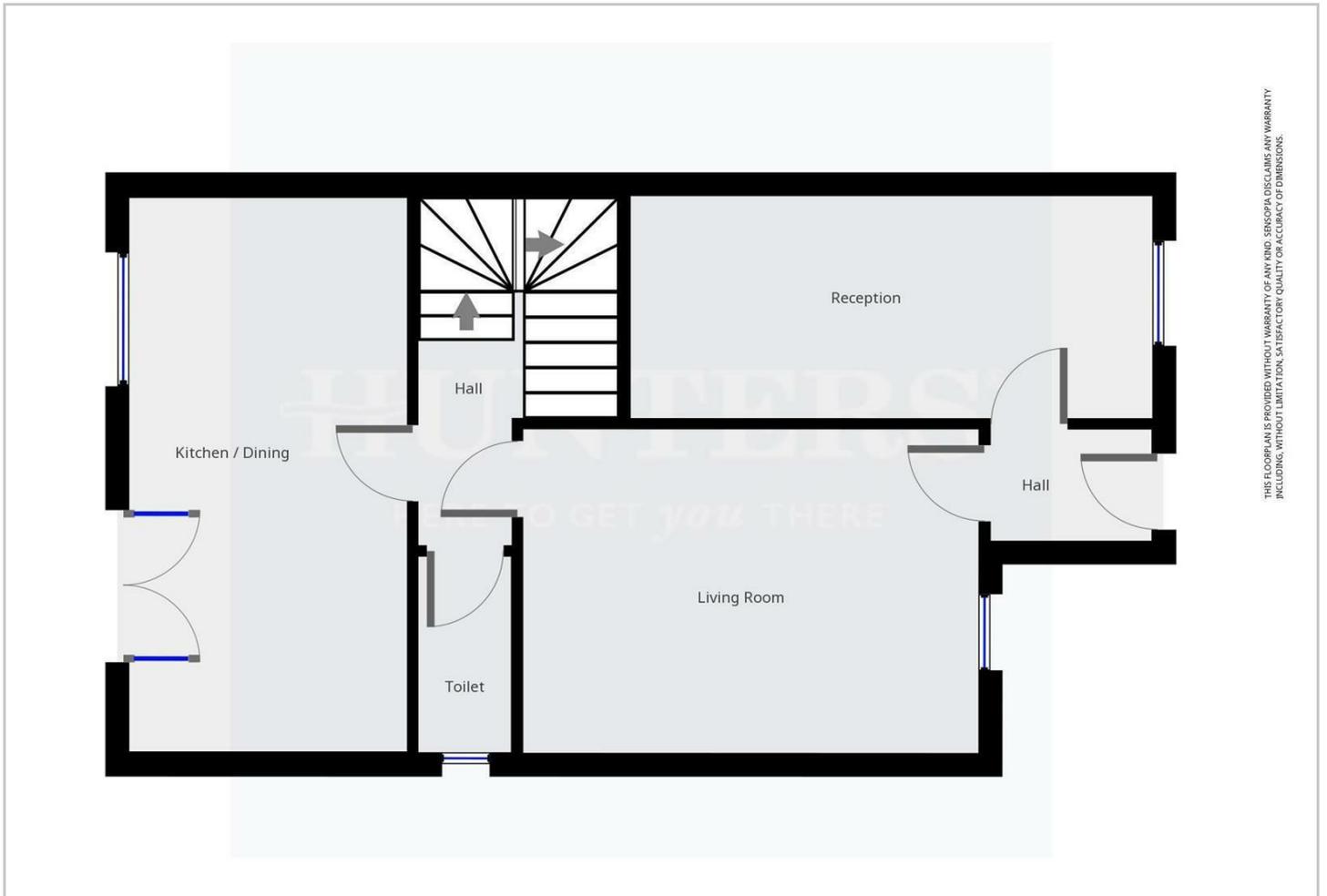
## Hybrid Map



## Terrain Map



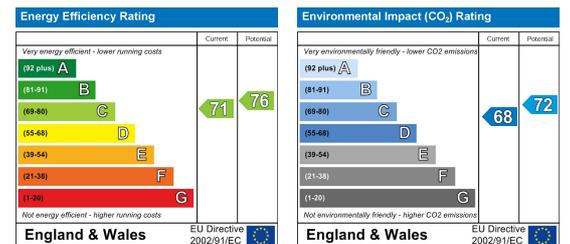
## Floor Plan



## 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.