

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



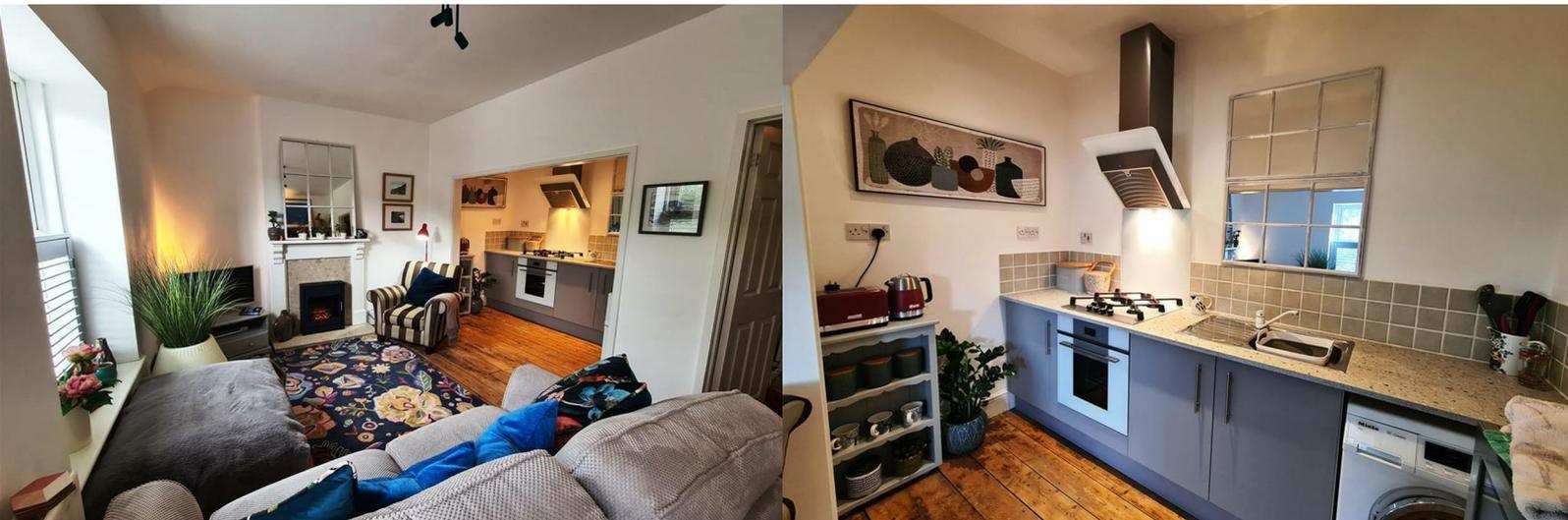
## Penybont Road

Pencoed, CF35 5RA

Asking Price £110,000



Council Tax:



# 8B Penybont Road

Pencoed, CF35 5RA

Asking Price £110,000



## GENERAL

The property is found in the centre 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 original tiled flooring, smooth / wood clad walls and smooth ceilings with central lighting, radiator, composite door and secondary door to stairs to first floor, doors to:

## LANDING

with varnished floorboards, smooth walls and ceilings with central lighting, wood bannister and spindles, attic access, doors to:

## LIVING ROOM

15'8" x 11'3" (4.78 x 3.43)

with varnished floorboards, skimmed walls and ceilings with central lighting, two windows to front, radiator, open arch to kitchen, wood fire surround marble hearth back panel, window shutters to remain

## KITCHEN

9'4" x 5'3" (2.84 x 1.60)

with varnished floorboards, skimmed walls and

ceilings with spot lighting. Selection of base units gloss grey with quartz effect worktops, integral gas hob and electric oven and hood

## BEDROOM

11'4" x 9'1" (3.45 x 2.77)

with varnished floorboards, skimmed walls and ceilings with central lighting, radiator, window to rear, window shutters to remain.

## BATHROOM

9'10" x 7'6" (3.00 x 2.29)

with varnished floorboards and tiled /skimmed walls, skimmed ceilings with spot lighting, 3 piece white suite with bath, sink and wc, separate shower cubicle with thermostatic shower and glass screens, window to rear, window shutters to remain.



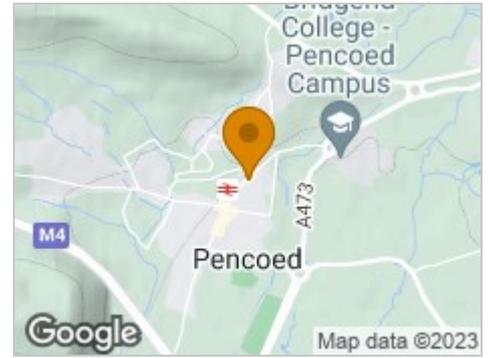
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

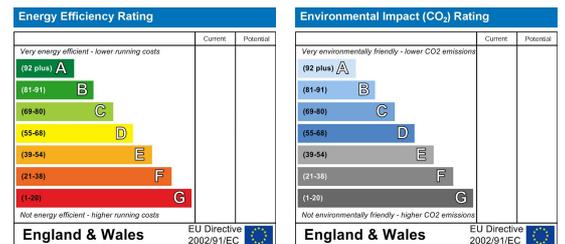


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## Viewing

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.