

HUNTERS[®]

HERE TO GET *you* THERE



Pen Y Berllan

Bridgend, CF31 4QQ

Offers Over £234,000



Council Tax: D



3 Pen Y Berllan

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GENERAL

The property is found in the Newcastle Hill area of Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

HALLWAY

with tiled flooring, skimmed walls and ceilings, composite front door with glazed panels, stairs to first floor, doors to

CLOAKROOM

with tiled flooring, wood clad / skimmed walls and ceilings with central lighting, wc with hand wash basin, window to front, radiator.

LOUNGE

16'11" x 11'11" (narrowing to 7'10") (5.16m x 3.63m (narrowing to 2.39m))
with laminate flooring, skimmed walls & ceilings, two radiators, central light fitting, upvc window to front.

KITCHEN/DINING

15'00" x 11'3" (4.57m x 3.43m)
laminate effect tiled flooring, skimmed walls and ceilings with central lighting, gloss white fitted kitchen with mixture of wall units with granite effect

worktops, built in electric oven and gas hob and hood, sink & drainer, french doors to rear, separate under stair cupboard,

LANDING

Carpeted stairs and landing with wooden banister and spindles, skimmed walls and ceilings, central light fitting, window to side, radiator, attic access, airing cupboard and panel doors to:

MASTER BEDROOM

12'0" x 8'9" (3.66m x 2.67m)
with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, door to ensuite

ENSUITE

with tiled flooring and walls and skimmed ceilings with central lighting, chrome towel radiator, window to side, wc and hand wash basin, shower cubicle with glass screen and thermostatic shower.

BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m)
with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

BEDROOM 3

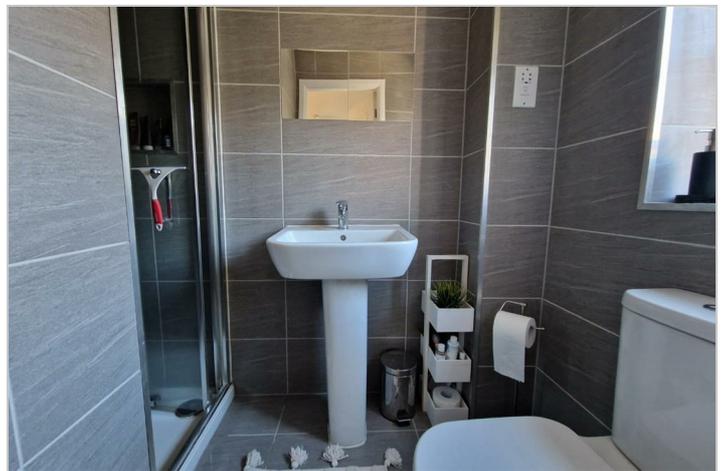
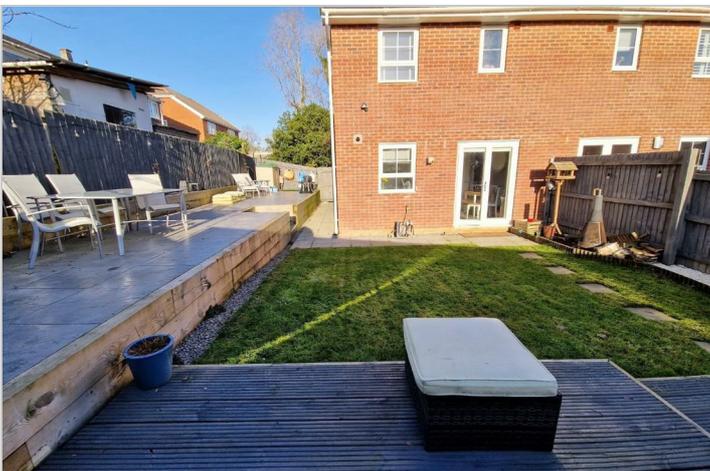
9'7" x 6'3" (2.92m x 1.91m)
with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

BATHROOM

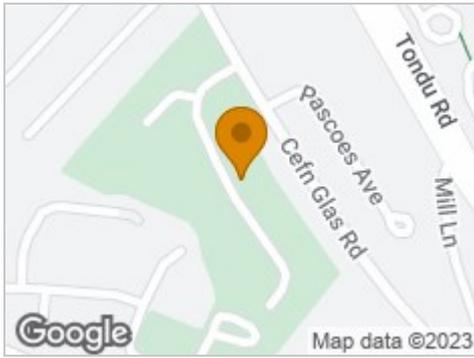
6'6" x 6'2" (1.98m x 1.88m)
with tiled flooring and walls and skimmed ceilings with central lighting, chrome towel radiator, 3 piece suite wc, sink and bathe with glass screen and thermostative shower, window to rear.

GARDEN

Enclosed rear garden which has been landscaped to include small patio path against house leading to lawn and then rear decking, to the side is a further decked area which extends to the side of the property offering views, side access to front which is open with grass and mature trees to offer a green outlook to the front and views.



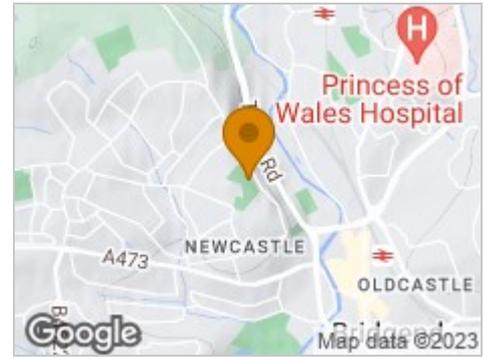
Road Map



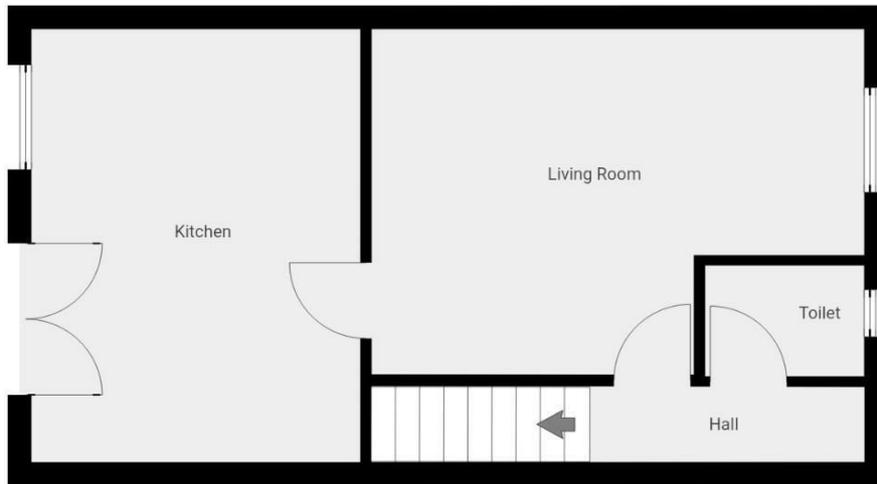
Hybrid Map



Terrain Map



Floor Plan

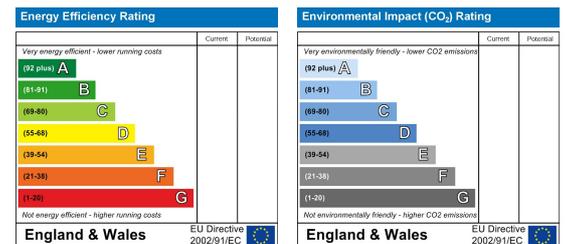


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Viewing

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.