

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gregory Close

Pencoed, CF35 6RF

£225,000



Council Tax:



# 6 Gregory Close

Pencoed, CF35 6RF

£225,000



## 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.

## PORCH & CLOAKROOM

Tiled floors, skimmed walls & ceilings coved, central light fittings, radiator, composite door and window to front, cloakroom separate tiled flooring, skimmed walls and ceilings with central lighting window to front, wc and basin built into vanity, chrome towel radiator.

## LIVING ROOM

17'10" x 12'3" (5.44 x 3.73)

With laminate, skimmed walls & ceilings coved, central light fittings, radiators, power & tv points, UPVC bay window to front, stairs to first floor.

## DINING ROOM

13'11" x 8'5" (4.24 x 2.57)

With laminate, skimmed walls & ceilings coved, central light fittings, radiators, power & tv points, UPVC french doors to rear

## KITCHEN

13'0" x 10'0" (3.96 x 3.05)

Tiled floor, skimmed walls & ceilings coved, spot light fittings, radiator, selection of base and wall units in grey gloss with marble effect worktops and matching backsplash, sink and drainer with mixer tap, integral halogen hob, electric oven and hood, cupboard with wall mounted combi boiler, UPVC window and door to rear garden.

## LANDING

Area which is carpeted, skimmed walls and ceilings, central light fitting, power points, radiator, attic access, wood bannister on staircase.

## BEDROOM 1

12'0" x 11'7" (3.66 x 3.53)

With laminate, skimmed walls and ceilings coved, central light fittings, radiator, window to front views.

## BEDROOM 2

13'0" x 11'7" (3.96 x 3.53)

With laminate, skimmed walls and ceilings coved, central light fittings, radiator, window to rear views.

## BEDROOM 3

12'2" x 7'8" (at widest) (3.71 x 2.34 (at widest))

With laminate, skimmed walls and ceilings, central light fitting, radiator, built in cupboard, window to front views.

## BATHROOM

9'11" x 6'1" (3.02 x 1.85)

Tiled floors and walls and skimmed ceilings, spot light fittings, 3 piece white suite sink, bath, basin and wc, separate shower cubicle with glass screens and electric shower, radiator, UPVC frosted window to rear.

## GARDEN

Enclosed rear garden with patio against house, smaller artificial grass and chipped section, side access.

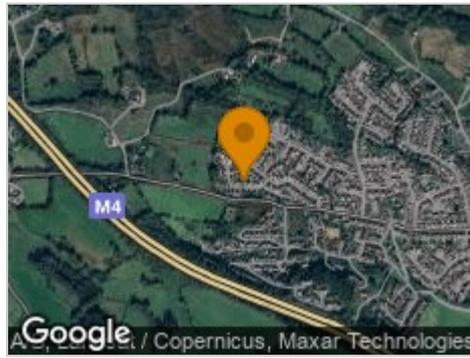
Front open garden with concrete driveway for 2 cars.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

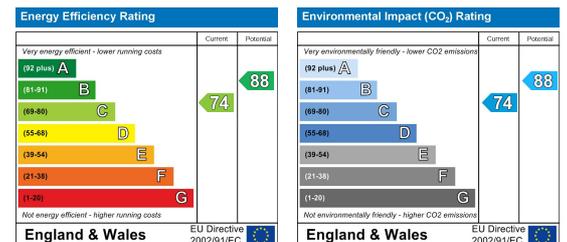


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## Viewing

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.