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HERE TO GET *you* THERE



Orchard Close

Pencoed, Bridgend, CF35 6RJ

Asking Price £315,000



Council Tax:



4 Orchard Close

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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 glass panel, with carpets, skimmed walls and textured ceilings with coving and central lighting, stairs to first floor, doors to:

Cloakroom

off hallway with tiled flooring, skimmed walls and textured ceilings with central lighting, hand wash basin and wc, window to front.

Lounge

18'6" x 12'11" (5.64m x 3.94m)
with carpets, skimmed walls and textured ceilings with coving and central lighting, wood fire surround with marble hearth and back panel and gas fire, bay window to front, open arch to dining, radiator.

Dining

10'11" x 10'3" (3.33m x 3.12m)
with carpets, skimmed walls and textured ceilings with coving and central lighting, radiator, patio doors into conservatory and serving hatch to kitchen.

Conservatory

12'6" x 11'4" (3.81m x 3.45m)

A victorian style conservatory with tiled flooring and dwarf walls, french doors to garden, side lighting, radiator.

Kitchen

13'2" x 10'4" (4.01m x 3.15m)

with tiled flooring, skimmed walls and textured ceilings with central lighting, radiator. Selection of base and wall units in gloss shaker style with granite effect worktops, integral sink & drainer, electric oven, gas hob and hood, dishwasher, window to rear and door to side.

Landing

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

Bedroom 1

11'9" x 11'1" (3.58m x 3.38m)

with carpets, skimmed walls and textured ceilings which are coved with central lighting, radiator, window to front.

Bedroom 2

11'1" x 10'00" (3.38m x 3.05m)

with carpets, skimmed walls and textured ceilings which are coved with central lighting, radiator, window to rear.

Bedroom 3

11'8" x 8'11" (at widest) (3.56m x 2.72m (at widest))

with carpets, skimmed walls and textured ceilings which are coved with central lighting, radiator, window to front.

Bedroom 4

9'00" x 7'5" (2.74m x 2.26m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, radiator, window to rear.

Bathroom

9'0" x 7'6" (2.74m x 2.29m)

laminated effect vinyl flooring, skimmed walls and ceilings with spot lighting, hand wash basin and WC built into vanity storage, separate walk in shower cubicle with glass screen and thermostatic shower, window to side, chrome towel radiator.

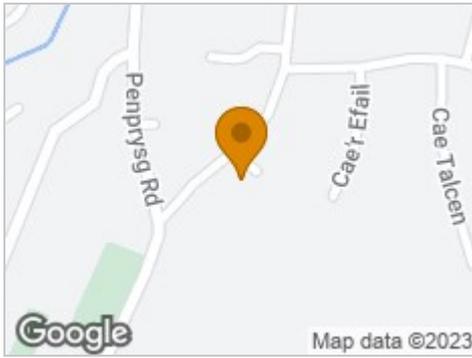
Garden

South / West facing garden with patio area against house leading to rear grass area with some raised borders mature borders trees and bushes, side access, and rear access to garage.

Garage with concrete floors, power and lighting, up and over front door and upvc rear door and window.



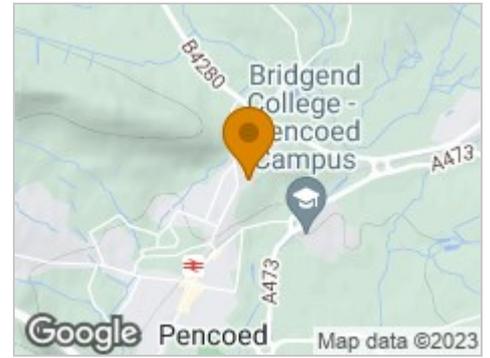
Road Map



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.