

HUNTERS[®]

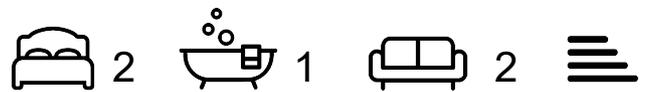
HERE TO GET *you* THERE



Ton Teg

Pencoed, Bridgend, CF35 5ND

Asking Price £230,000



Council Tax: C



10 Ton Teg

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General

The property is found in the Felindre 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

with tiled flooring, skimmed walls and ceilings which are coved, upvc front door with side panel and secondary wood door with glass panels into main hallway, radiator, doors to:

Lounge

15'10" x 10' 10" (4.83m x 3.05m x 3.05m)
with laminate flooring, skimmed walls and ceilings which are coved, with central lighting, window to the side, radiator.

Kitchen

14'10" x 8'11" (4.52m x 2.72m)
with vinyl flooring, tiled / skimmed walls and skimmed ceilings with central lighting, selection of formica base and walls units with oak effect worktops, integral cooker and hob, two windows to side, wall mounted combi boiler.

Bedroom (Downstairs)

15'2" x 9'7" (4.62m x 2.92m)
with carpets, papered walls and skimmed ceilings which are coved with central light fitting, radiator, storage cupboard, window to rear.

Bathroom

6'8" x 6'3" (2.03m x 1.91m)
tiled flooring and walls, clad ceilings with central lighting, 3 piece white suite with wc sink and over bath electric shower and glass screen, chrome towel radiator, window to rear.

Reception

10'11" x 9'11" (3.33m x 3.02m)
with laminate flooring, skimmed walls and ceilings which are coved with central light fitting, radiator, stairs to first floor, patio doors into conservatory.

Conservatory

10'6" x 8'10" (3.20m x 2.69m)
Lean too style aluminium framed conservatory with concret floors, sliding doors to rear.

Bedroom (Upstairs)

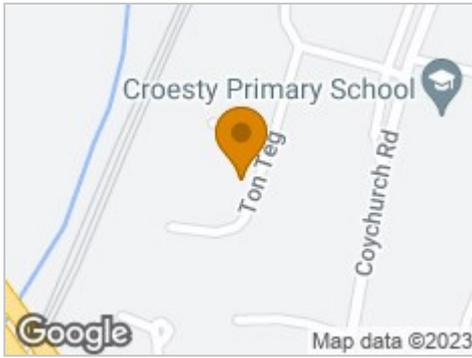
17'4" x 10'2" (5.28m x 3.10m)
with carpets, skimmed walls and ceilings, window to side, radiator, double doors into built in wardrobe from which there is access to eaves storage on both sides of house with lighting

Garden

Large corner plot with rear garden mostly chipped, block built shed and separate garage with front up and over door and side door and window, with power an electric. Front Gardens with large driveway for several cars, gardens to both sides with potential.



Road Map



Hybrid Map



Terrain Map



Floor Plan

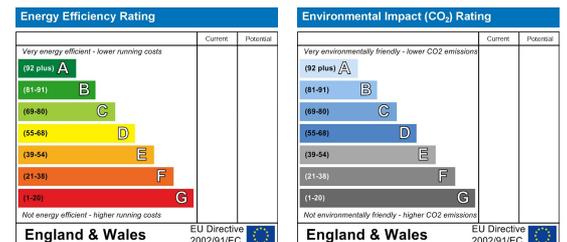


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Viewing

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.