

HUNTERS®

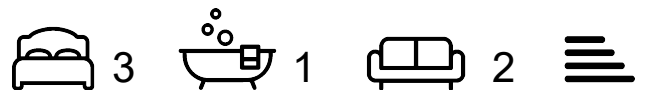
HERE TO GET *you* THERE



Bryn Pobydd

Pencoed, Bridgend, CF35 6SN

Asking Price £195,000



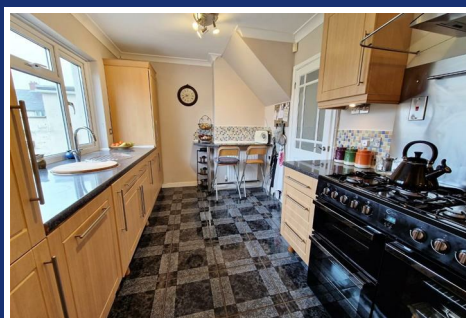
Council Tax: B



14 Bryn Pobydd

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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 side panel, with vinyl flooring, skimmed walls and ceilings which are coved and central lighting, radiator, stairs to first floor, doors to

Living Room

18'6" x 10'6" (5.64m x 3.20m)

with laminate flooring, skimmed walls and ceilings which are coved with side and central lighting, window to front and French doors to rear, radiator, wood fire surround with cast iron insert on tiled hearth with gas fire.

Dining Room

9'4" x 8'10" (2.84m x 2.69m)

with laminate flooring, skimmed walls and ceilings with central lighting, two windows to front, radiator.

Kitchen / Diner

16'2" x 8'11" (4.93m x 2.72m)

with tiled flooring, skimmed walls and ceilings which

are coved with central lighting, radiator. Selection of base and wall units in shaker style beech with granite effect worktops which include a breakfast bar with tiled splash back, sink & drainer, built in appliances to include fridge, freezer, dishwasher and cooker hood, window to rear door to utility.

Utility

with tiled flooring, skimmed walls and ceilings which are coved with central lighting, plumbing for washing machine and space for tumble, window and door to rear.

Landing

with carpets, skimmed walls and ceilings which are coved with central lighting, attic access, airing cupboard, window to rear, doors to:

Bedroom 1

12'00" x 11'9" (3.66m x 3.58m)

with laminate flooring, skimmed walls and ceilings which are coved with central lighting, radiator, window to front, built in cupboard.

Bedroom 2

12'3" x 10'5" (3.73m x 3.18m)

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

Bedroom 3

8'10" x 7'7" (2.69m x 2.31m)

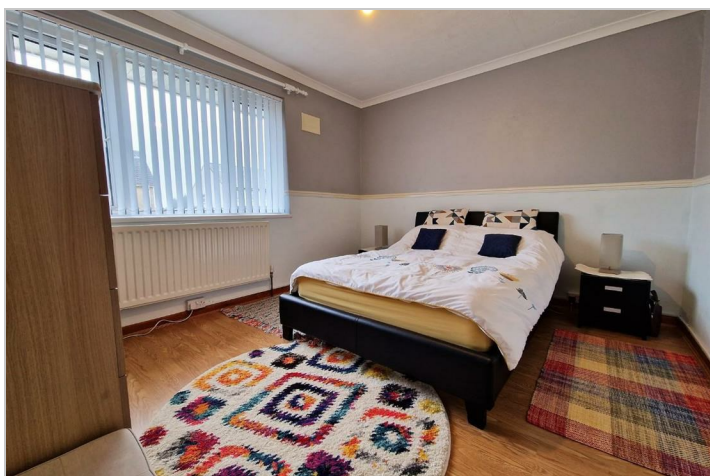
with laminate flooring, skimmed walls and ceilings which are coved with central lighting, radiator, window to rear, built in cupboard.

Bathroom

with vinyl flooring, clad walls and ceilings with central lighting, 2 piece suite wc and sink built into vanity, walk in shower cubicle with thermostatic shower and glass doors, window to rear, towel radiator.

Garden

West facing enclosed garden which has a patio area against the house with steps down to rear lawn, chipped path to side leading to rear shed.



Road Map



Hybrid Map



Terrain Map



Floor Plan

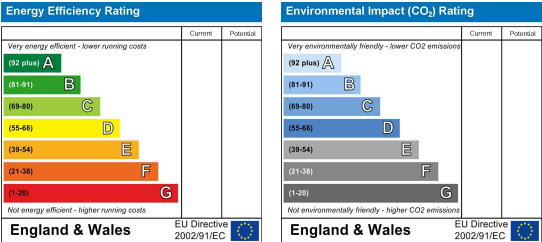


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Viewing

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.