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Pant Hirwaun

Heol-Y-Cyw, Bridgend, CF35 6HH

Offers In Excess Of £175,000



Council Tax: B



28 Pant Hirwaun

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General

Heol y Cyw is a charming village located in Bridgend, Wales, surrounded by beautiful countryside and offering a peaceful and picturesque setting for residents. The village has a strong sense of community and a range of amenities that make it an attractive place to live.

One of the key benefits of living in Heol y Cyw is its excellent transport links. The village is located just off the M4 motorway, providing easy access to nearby towns and cities such as Bridgend, Cardiff, and Swansea. There are also regular bus services running through the village, making it easy to travel around the area without a car.

Heol y Cyw has a range of local amenities to cater to the needs of residents. The village has a small convenience store for everyday essentials, as well as a post office and a pub where locals can socialize and enjoy a drink or a meal. There are also several parks and green spaces in the area, providing opportunities for outdoor recreation and relaxation.

The village is surrounded by beautiful countryside, with plenty of walking and cycling routes to explore. The nearby Garw Valley offers stunning views and is a popular spot for outdoor enthusiasts. Residents of Heol y Cyw can enjoy a peaceful and tranquil lifestyle while still being within easy reach of urban amenities.

In terms of education, Heol y Cyw has a primary school located in the village, providing a convenient option for families with young children. There are

also secondary schools in nearby towns such as Bridgend, offering a range of options for older students.

Hallway

with vinyl flooring, skimmed walls and ceilings which are cove with central lighting, doors to;

Lounge

15'5" x 11'9" (4.70m x 3.58m)

with laminate flooring, skimmed walls & ceilings which are coved, central light fittings, radiator, power & tv points, door with side panel to rear, window to front.

Kitchen / Breakfast room

11'10" x 10'1" (3.61m x 3.07m)

tilled flooring, skimmed walls & textured ceilings which are coved with central light fittings, radiator, selection of base and wall units in white shaker style with walnut effect worktops and tiled backsplash, sink and drainer with mixer tap, integral appliances to include built in electric oven & grill, halogen hob and hood, door with side panel to rear.

Bathroom

8'7" x 6'1" (2.62m x 1.85m)

tilled flooring and walls, skimmed ceilings with spot light fittings, 3 piece white suite wc and hand basin basin into vanity, bath with thermostatic shower and glass screen, towel radiator, window to rear.

Landing

which is carpeted, skimmed walls and ceilings, central light fitting, power points, radiator, wood balustrade with spindles, airing cupboard, doors to:

Bedroom 1

11'9" x 11'2" (3.58m x 3.40m)

With carpets, skimmed walls and ceilings which are covered with central light fittings, radiator, window to front views

Bedroom 2

12'0" x 10'4" (3.66m x 3.15m)

With carpets, skimmed walls and ceilings which are covered with central light fittings, radiator, window to front views, built in wardrobes.

Bedroom 3

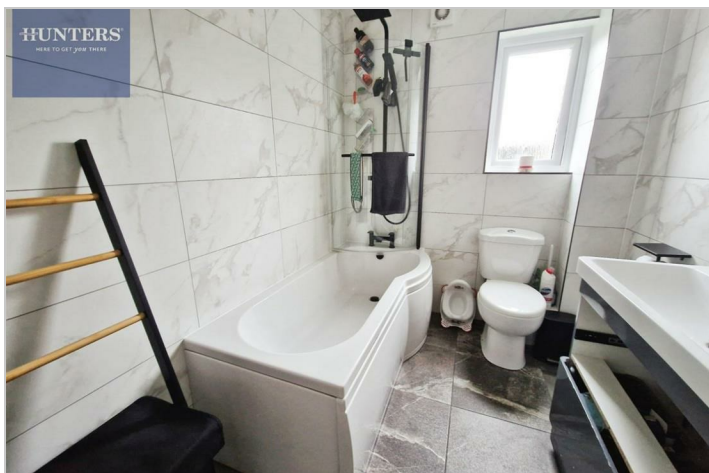
8'7" x 8'5" (2.62m x 2.57m)

With laminate flooring, skimmed walls and ceilings which are covered with central light fittings, radiator, window to rear views, attic access.

Gardens

Enclosed West facing garden with patio area off the back split with artificial grass, outside electrical point and tap.

There is also an enclosed front yard which is blocked paved with gated access and an integral storage shed, the house benefits from public parking area to front.



Road Map



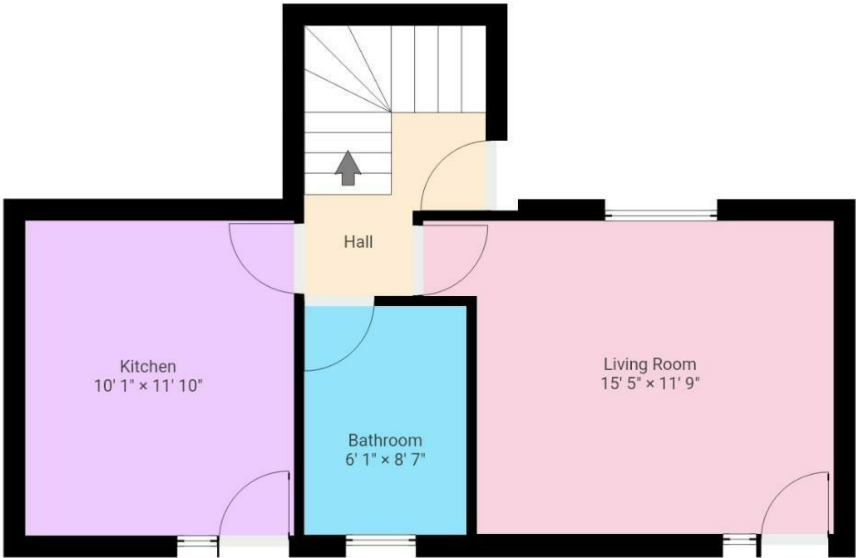
Hybrid Map



Terrain Map



Floor Plan

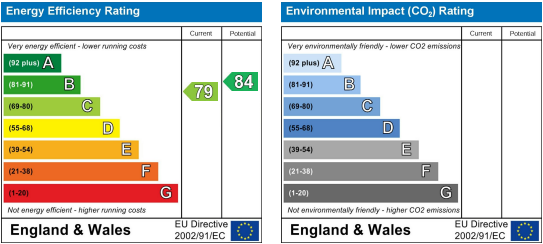


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Viewing

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.