

HUNTERS®

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Banc-Yr-Allt

Bridgend, CF31 4RH

£310,000



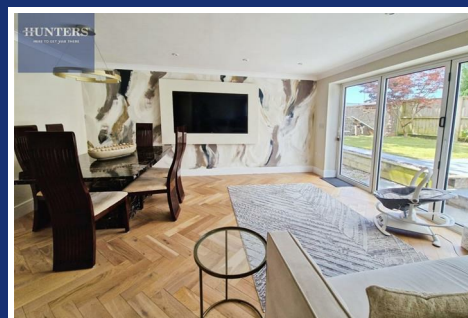
Council Tax: C



67 Banc-Yr-Allt

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General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

Hallway

with herringbone effect flooring, skimmed walls and ceilings with spot lighting, stairs to first floor, radiator, composite front door, doors to;

Cloakroom

off hallway with tiled flooring, skimmed / tiled walls and ceilings with central lighting, window to front, radiator, wc and hand wash basin built into vanity unit.

Lounge

12'11" x 11'9" (3.94m x 3.58m)

with herringbone flooring, skimmed walls and ceilings with central lighting, radiator, window to front, built in entertainment wall.

Reception Room

9'7" x 8'7" (2.92m x 2.62m)

With herringbone flooring, skimmed walls & ceilings, spot light fittings, radiator, window to front.

Kitchen Family room

28'1" x 15'3" (at widest) (8.56m x 4.65m (at widest))

Impressive open plan rear living with a kitchen, dining and living room section, herringbone flooring, skimmed walls and ceilings with spot lighting.

Kitchen with selection of base units in gloss white with granite effect worktops, with electric oven and hob, one and half bowl sink with mixer tap, window to rear, under stair storage, tri-folding doors to garden off living area.

Landing

which is carpeted, skimmed walls and ceilings, spot light fitting, wooden balustrade with glass insert, radiator, attic access, airing cupboard, doors to:

Tel: 01656 856118

Bedroom 1

14'3" x 11'11" (4.34m x 3.63m)

With carpets, skimmed walls and ceilings, central ans spot light fittings, radiator, window to front views and French doors to side, built in wardrobes along one wall. There is a second door which has been prepared to open into bathroom 2 to make an ensuite not yet completed.

Bedroom 2

15'3" x 8'6" (4.65m x 2.59m)

With carpets, skimmed walls and ceilings which are coved with central light fittings, radiator, window to rear views, built in wardrobes along one wall.

Bedroom 3

11'00" x 8'6" (3.35m x 2.59m)

With carpets, skimmed walls and ceilings whihc are coved with central light fittings, radiator, window to front views.

Bedroom 4

8'11" x 6'6" (2.72m x 1.98m)

With carpets, skimmed walls and ceilings which are coved with central light fittings, radiator, window to rear views.

Bathroom 1

12'00" x 6'3" (3.66m x 1.91m)

Tiled floors and walls, skimmed ceilings with spot light fittings, 3 piece white suite hand basin basin into vanity and wc, bath, walk in double shower with thermostatic rain shower and glass screen, radiator, window to rear.

Bathroom 2

6'1" x 5'8" (1.85m x 1.73m)

Original bathroom which was planned to become ensuite off master. Exposed floorboards, skimmed walls and textured ceilings with central lighting, 3 piece white suite hand basin basin, wc and bath, radiator, window to front.

Gardens

Large corner plot with enclosed rear and side gardens, raised patio area against house with side grass area. Purpose built summer house with french doors and window, power and lighting. Side gated access.

Front garden currently chipped and offers parking for 2-3 cars in front. There is an additional driveway detached from the house with a single garage with up and over door.



Road Map



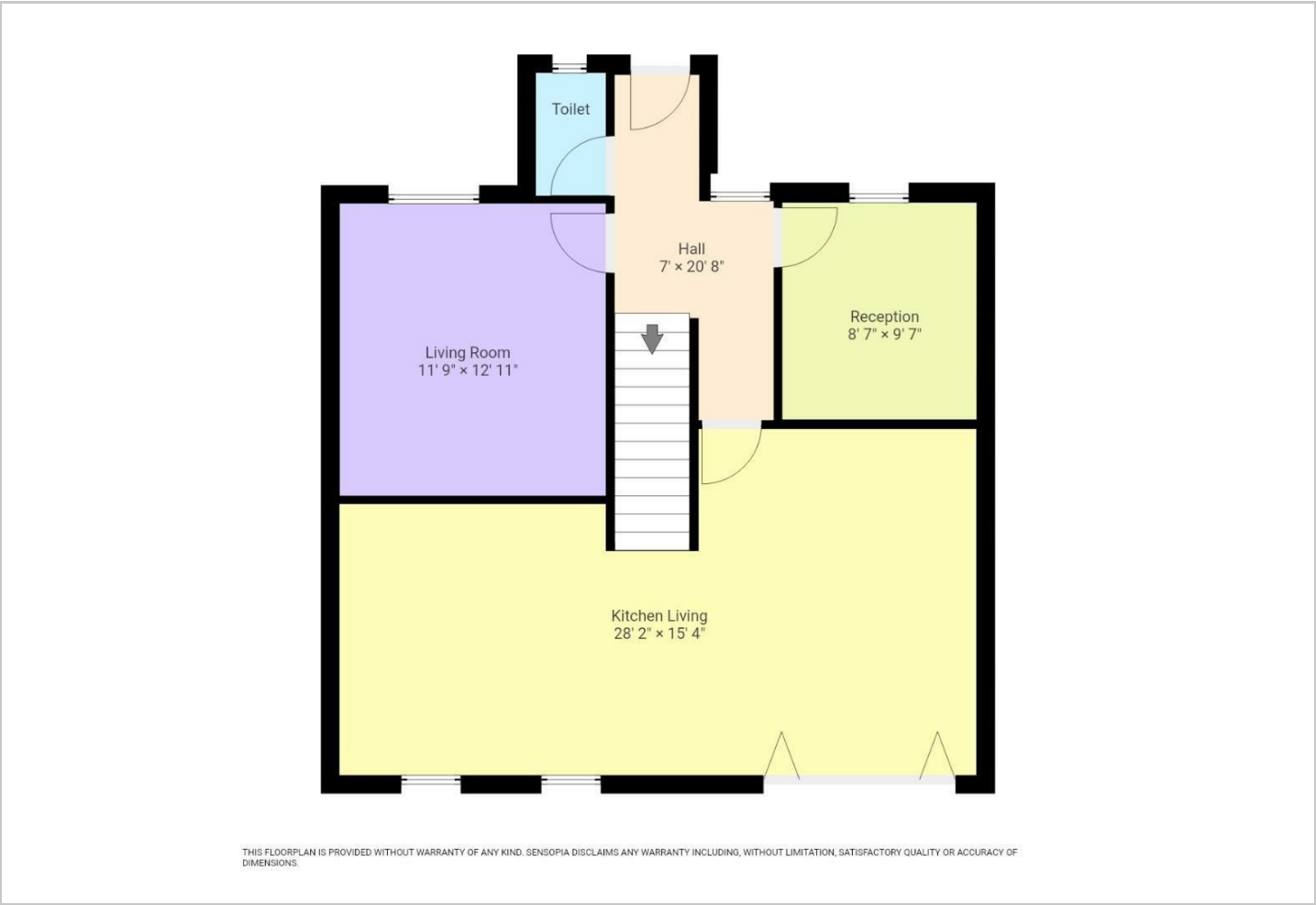
Hybrid Map



Terrain Map



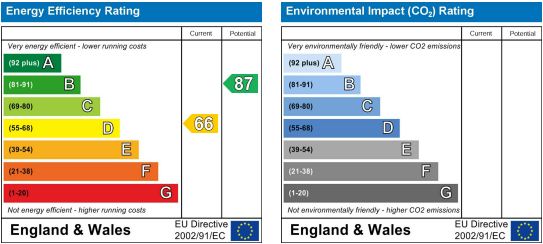
Floor Plan



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.