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Ty Llys High Street

Heol-Y-Cyw,

Bridgend,

CF35 6HR

## Ty Llys High Street

Asking price **£429,000**

This substantial self build property is situated in the sought-after Heol Y Cyw location with four double bedrooms, ensuite to master bedroom, three reception rooms, large kitchen family space and garage.

Executive style four double bedroom detached

Convenient Heol Y Cyw village location

Generous southerly facing rear garden

En suite to master bedroom

Three reception rooms

Kitchen/family space

Garage

Off Road Parking

No chain





Situated in the popular Heol Y Cyw village with close proximity to Junction 35 of the M4 is this impressive spacious, versatile four double bedroom detached home.

The property is entered via a UPVC double glazed door into entrance hallway which is laid to Karndean flooring, coving to ceiling and a UPVC double glazed window to the front. There is a wooden feature staircase leading to the first floor landing, two radiators, useful understairs storage cupboard and doors leading to lounge, inner hallway and kitchen family space..

The lounge is laid with wooden flooring with a UPVC double glazed window to the front and side aspects and an opening leading into dining room. The inner hallway is laid with Karndean flooring, coving to ceiling and doorways to utility room, study and cloakroom. The cloakroom has been fitted with a two-piece suite comprising; low level WC and wash handbasin. There is coving to ceiling, tiled flooring and a UPVC double glazed obscure window to side. The study is laid with vinyl flooring, coving to ceiling and a UPVC double glazed window to the front. The kitchen family space is a good sized open area laid with Karndean flooring, fitted with a range of wall and base units with complimentary work surface and housing a stainless steel sink unit. There is space for an American fridge/freezer. Free standing Range cooker. There is a UPVC double glazed window to the rear aspect overlooking the garden, UPVC double glazed French doors leading out to the rear garden and a door leading through to the dining room and utility room. The utility room is laid with Karndean flooring, coving to ceiling, plain walls with tiled splashback areas and a UPVC double glazed window and door to the side. There is a range of wall and base units with complimentary work surface housing a stainless steel sink drainer. Plumbing for washing machine. The dining room is laid with Karndean flooring, coving to ceiling and a UPVC double glazed window to the rear.

To the first floor landing there is access to the loft, UPVC double glazed window to the front, built-in storage cupboard and doors leading to all four bedrooms and family bathroom. The master bedroom has coving to ceiling, laid with Karndean flooring, UPVC double glazed window to front, built-in wardrobe and door leading to ensuite. The ensuite has been fitted with a four-piece suite comprising; corner style Jacuzzi bath, low level W.C. shower cubicle and wash hand basin. There is full height tiling to walls, two UPVC double glazed obscured windows to side and rear. Bedroom two is laid with Karndean flooring and a UPVC double glazed window to the rear. Bedroom three is laid with Karndean flooring and a UPVC double glazed window to the rear. Bedroom four is laid with Karndean flooring and a UPVC double glazed window to front.

The family bathroom has been fitted with a three-piece suite comprising; panelled bath, low level WC and wash handbasin with vanity unit. There is full height tiling to walls, tiled flooring and a UPVC double glazed obscured window to the side.

To the front of the property is a large area laid with decorative chippings for driveway with dwarf brick wall. To the rear of the property is an enclosed large garden with wood panelled fencing, mostly laid to lawn and decorative paving slabs. The garage has power and lighting.

Viewings are highly recommended.





### Directions

From Junction 35 of the M4, travel North signposted Pencoed. Proceed over the first two roundabouts. At the third take the first exit, continue along this road, passing onto the Common. Proceed into the Village of Heol-Y-Cyw and continue on this road without deviation onto the High Street. At the Rugby club turn left onto a private road where the property will be found on the right hand side

### Tenure

Freehold

### Services

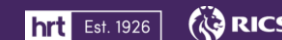
All Mains  
Council Tax Band G  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

10/10/23, 9:23 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

Ty Dda Heol Y Cyw Pen-coed CF31 1LH CF31 1LH	<b>Energy rating</b> <b>D</b>	Valid until: 10 October 2025 Certificate number: 8364-4120-8889-8420-8992
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Property type: Detached House  
Total floor area: 193 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-how-to-comply-with-the-energy-efficiency-standards-landlord-guidance>).

**Energy rating and score**

The graph shows this property's current and potential energy rating.

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

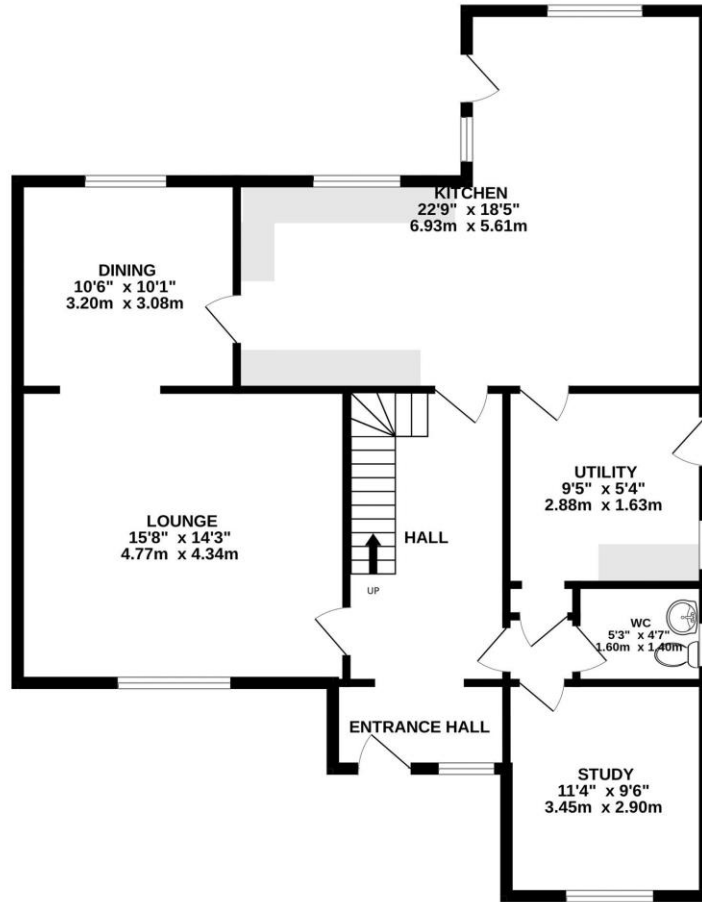
Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	77
39-54	E		
21-38	F		
1-20	G		

<https://www.gov.uk/guidance/energy-certificates/8364-4120-8889-8420-8992/101023>

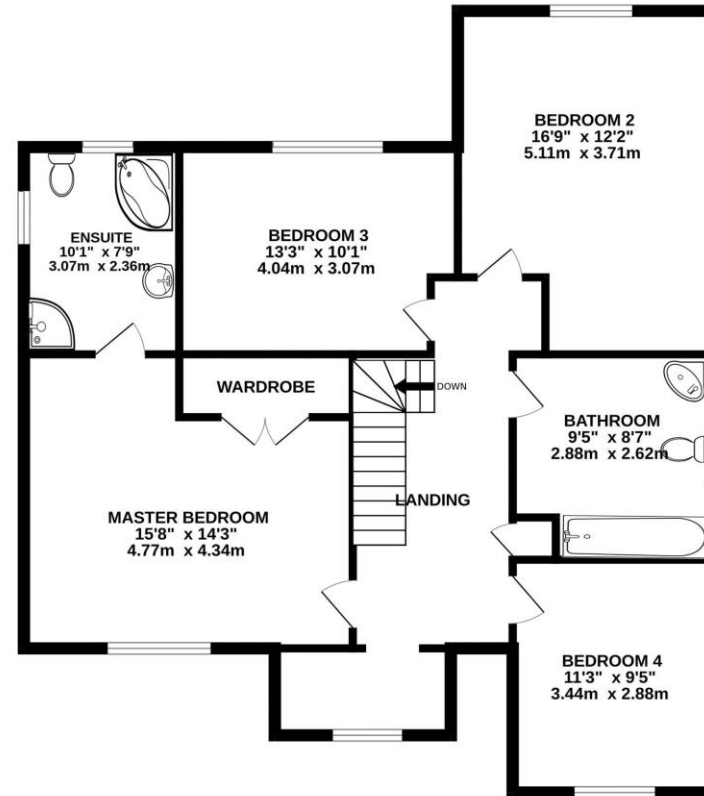
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**GROUND FLOOR**  
1021 sq.ft. (94.8 sq.m.) approx.



**1ST FLOOR**  
976 sq.ft. (90.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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