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3 Ty Gwyn Close

Heol-Y-Cyw,

Bridgend,

CF35 6HZ

3 Ty Gwyn Close

Asking price **£350,000**

Situated in a private setting of Heol-Y-Cyw, Bridgend, selling with no on-going chain is this fully renovated three bedroom detached property with generous front and rear gardens as well as ample off road parking and garage.

Three bedroom detached property

Fully renovated

Impressive plot

Private setting within Heol-Y-Cyw

Garage and ample off road parking

Four piece suite family bathroom

Close commute to junction 35 and 36 of the M4

Being sold with no onward chain

Viewings highly recommended





Within close proximity to Junction 35 and 36 of the M4, local schools and shops is this well presented three bedroom detached property situated on an impressive plot in a private setting in Heol Y Cyw Bridgend with ample off-road parking and garage.

The property is entered into an entrance hallway with staircase rising to the first floor landing with impressive large double glazed window to rear allowing natural light to pour into the hallway and landing. There are doorways that lead off to the lounge, kitchen/diner and cloakroom.

The cloakroom has been fitted with a two-piece suite comprising; low level WC and wash hand basin. This room also houses the combination style boiler.

The lounge is an impressive size reception room benefiting from dual aspect large double glazed windows to the front and rear with stunning views out to the both front and rear gardens.

The kitchen has been fitted with a matching range of Wren base and eye level units and consists of sink with mixer tap, built in eye-level oven, four ring electric hob with complimentary extra fan overhead, integral fridge, freezer and dishwasher. There is space for washing machine and wine cooler. There also features splashback tiles, under unit lights, spot lights, matching work top breakfast bar and a double glazed window to the front and double glazed French doors to the rear giving access out to the garden.

To the first floor landing there are doorways that lead off to the three bedrooms and family bathroom.

The main bedroom is an impressive size double room that stretches across the length of the property with dual aspect front and rear windows with beautiful green outlooks. Bedroom two is another good size double room with double glazed window to the front. Bedroom three is another impressive size room with garden view's via a double glazed window currently being used as dressing room. The family bathroom has been fitted with a four- piece suite comprising; stand-alone bath, walk-in shower with stylish shower screen, vanity wash hand basin unit and low level WC. There are fully tiled walls and flooring with a double glazed window to the side.

To the front of the property is a driveway providing ample off-road parking ahead of the garage as well as mature front garden and pathway to the property entrance. To the rear of the property is a substantial enclosed garden surrounded by trees maximising privacy with a patio area and lawned area, the garden also features a summer shed which will remain with the property.

Viewings are highly recommended to appreciate the offer in hand.





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 Ty Gwyn Close and the property will be found on the right hand side on the private road.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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8/124, 5:19 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
1 Ty Gwyn Close Heol-y-cyw Pencoed CF35 6DZ	Energy rating E	Valid until: 22 March 2033
		Certificate number: 9360-2837-4270-2327-6878

Property type	Detached house
Total floor area	93 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/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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

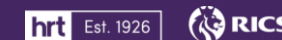
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 50

<https://find-energy-certificates.service.gov.uk/energy-certificates/9360-2837-4270-2327-6878/summary>

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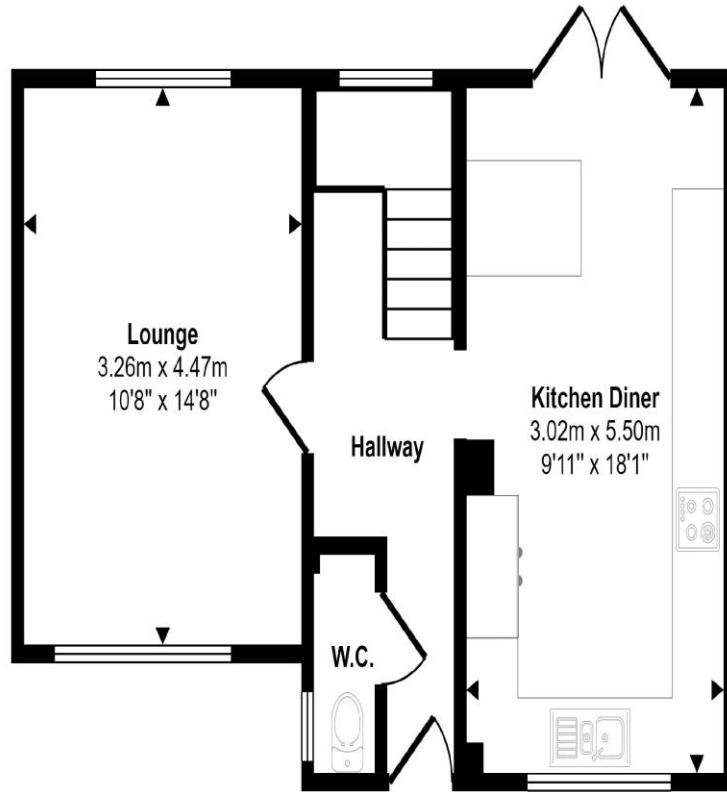
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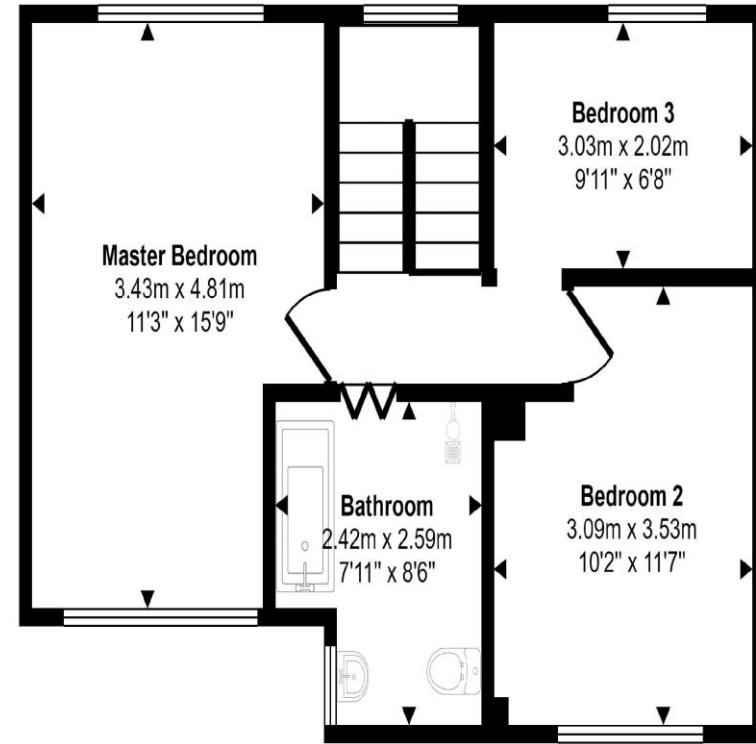
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

