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16 Beech Road
Pontyrhyl,
Bridgend,
CF32 8AJ

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Asking price **£275,000**

This delightful three bedroom, modern throughout, detached property sits elevated amongst the woodland within Pontyryhl and has uninterrupted views, wrap around landscaped gardens and off road parking for two cars.

Beautifully presented three bedroom detached bungalow

Elevated position with fantastic panoramic views

Only accessible on foot

Lounge with wood burning fire

Fitted kitchen filled with with integrated appliances

Three piece family bathroom with whirlpool bath

Landscaped wrap around gardens

Off road parking

15 mins to Bridgend shopping centre and to M4 junction

Short drive to local amenities





Elevated and hidden on the side of the mountain with idyllic panoramic views lies this beautifully presented three bedroom detached bungalow. The property comes complete with two reception rooms, a fitted kitchen/breakfast room filled with integrated appliances and a stylish bathroom with whirlpool bath. There are wrap around landscaped gardens providing a versatile plot. Whether you're looking for a space to grow your own fruit and veg, a seating area to take in the views or a place for your chickens to run around, this garden has it all. There is off road parking at the bottom and the property is accessible via a set of steps, avoiding any passing traffic or pedestrians. Set amongst the woodland, it is the perfect retreat for anyone looking for a quieter way of life with semi rural living.

The property is entered via a double glazed door into a small porch which has a window to the front, tiled flooring, space for coats and shoes and has a door through to the dining room. The dining room is a fantastic space with multiple windows taking in the views to the front and has two openings to the lounge and kitchen/breakfast room. The room is carpeted and has an additional door to the opposite side of the room which opens to a further porch allowing access to the garden. The lounge is a generous space with a wood burning fire and benefits from high ceilings with inset spot lighting. There are corridors leading off from the lounge to access the remainder of the property. The kitchen has been fitted with a range of base, wall and drawer units with complementary work surfaces and a range of integrated appliances including a built in fridge/freezer, high level oven, microwave, dishwasher and washer/dryer. The walls are part tiled with a window to the side and the room benefits from a breakfast bar and a return to sit and take in the views. The main bedroom is a double room and lies at the end of the corridor off the lounge and benefits from windows to the front and side taking in the

views of the garden. There is a range of fitted wardrobes allowing plenty of hanging and storage space. Bedroom two is another double room with a window to the front aspect and is currently being used as a second sitting room. Bedroom three is a generous sized room just off the rear of the lounge with built in wardrobe concealing the Ideal Combi boiler (installed 2022) and window to the rear aspect. There is a rear porch with uPVC door giving access to the back garden. Finally, the original large family bathroom has been partitioned to create a stylish three-piece bathroom and separate cloakroom/WC and comprises of a panelled whirlpool bath with thermostatic shower over and glass shower screen. There is a combination unit with WC and wash hand basin inset and the walls and floor are fully tiled with a window to the rear

aspect. The cloakroom mirrors the bathroom with matching tiling, WC and a vanity unit with wash hand basin inset.

The property is elevated and only accessible on foot via steps leading to the front door. There is off road parking located at the bottom of the boundary. Wrap around gardens surround the property with various sections of patio, lawn, and pathways allowing accessibility to all areas. The garden is matured and filled with an abundance of trees and shrubs.

Views of the surrounding valley can be seen from all parts of the property





Tenure

Freehold

Services

Council Tax Band C

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

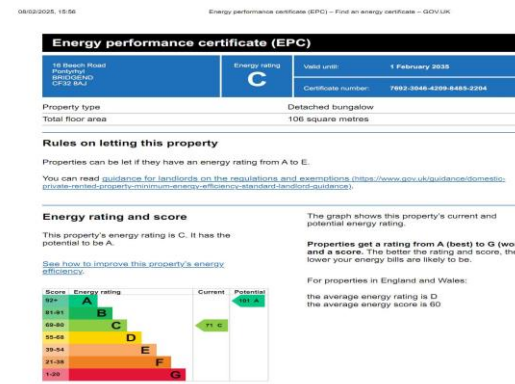
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.



Directions

From Junction 36 of the M4, take the A4061 exit toward Maesteg/Brynmenyn. At the roundabout, take the 3rd exit onto the A4063 toward Maesteg/Brynmenyn Industrial Estate. Continue on the A4063 for approximately 5 miles. Turn right onto Heol Tywith/B4280 and continue for 1 mile. Turn left over the bridge and follow the road around to the right. Carry on until you see the sign for Pontyrhyl. On entering the village, carry on through passing all the properties. You will see a brick driveway starting to scale the mountain. The property will be found within the trees on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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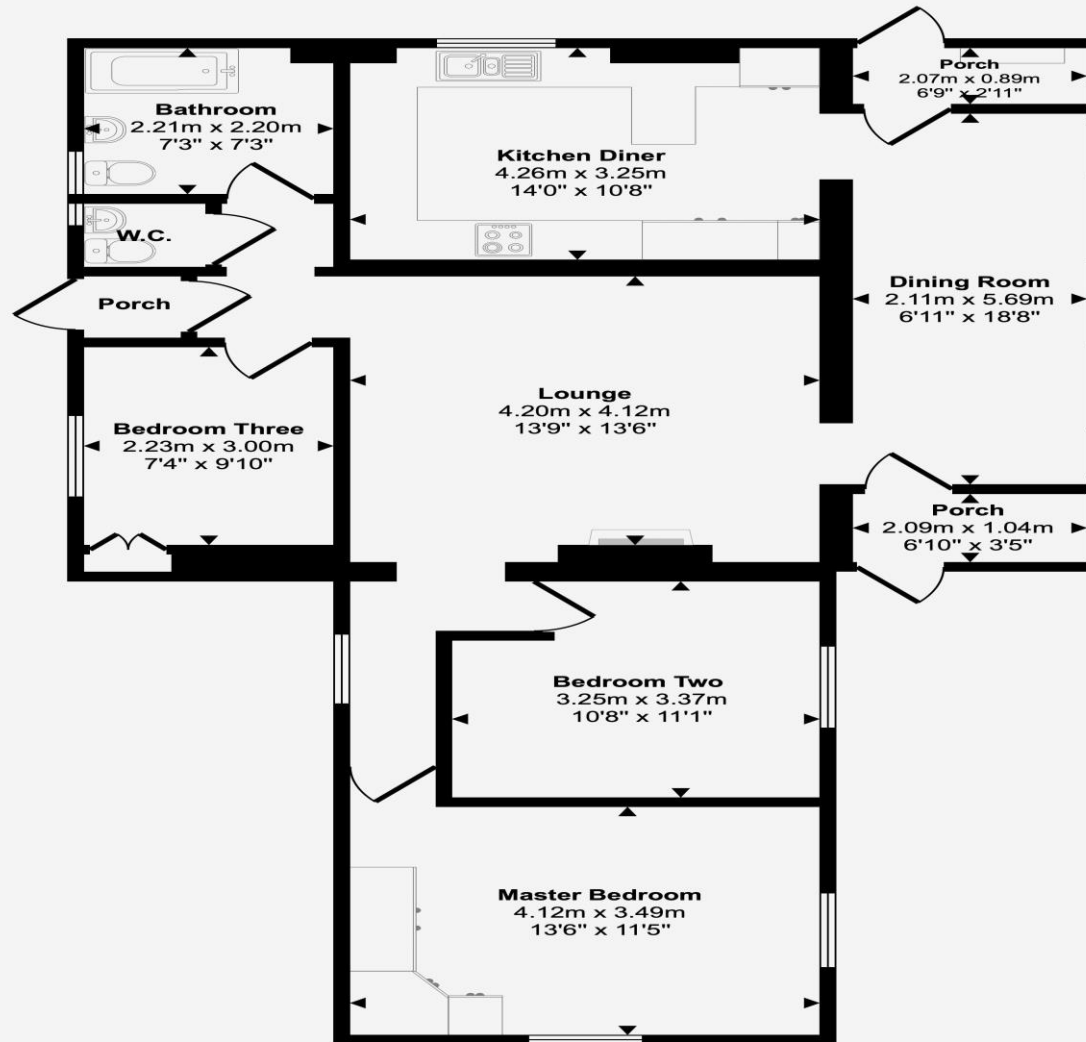
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



Approx Gross Internal Area
101 sq m / 1087 sq ft



Floorplan

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.

