



12 Brynglas Terrace, Pyle, CF33 6AG

£299,950

We at Ferriers are pleased to offer new to the market this three bedroom, semi detached family home, situated in a sought after location in Pyle, Nr Brigend, overlooking the local playing field. Close to all local amenities, travel links and within easy access to Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- Ground Floor - Entrance Hall, Lounge, open plan Kitchen/Diner, Utility Room and Bathroom - First Floor - Landing, Three Bedrooms and Shower Room. The property further benefits from Woodgrain Upvc Double Glazing, Gas Central Heating via combination boiler, well maintained gardens to the front and rear with driveway to the side for 3 cars leading to a Double Tandem Garage. The Rear Garden has a childrens two storey wooden Summerhouse and a large Workshop/Store to the rear. All blinds, curtain poles and curtains where fitted are to remain. The property also offers CCTV to both the front and rear of the property. Internal Viewing is Highly Recommended.

Ground Floor

Entrance Hall 10' x 6'0" (3.05m x 1.83m)



Via a Upvc half obscured glazed door, coved and skimmed ceiling, skimmed walls, ceramic tiled flooring, carpeted split level staircase to the first floor, concealed storage area beneath with a pull out shoe trolley, radiator, two wooden half glazed doors leading off to:-

Lounge 21'8" 12'6" (6.60m 3.81m)

Coved and skimmed ceiling with centre rose to each end, two Upvc double glazed windows (one Bay window) to the front, skimmed walls with feature papered walls, feature decorative fireplace with brick back and sides on a tiled hearth housing a feature log basket, lighting above, laminate flooring, two radiators with covers, built in shelving either side of the fire breast wall with wall lighting.

Kitchen/Diner 19'1" x 10'5" (5.82m x 3.18m)



Coved and skimmed ceiling with down lighting, skimmed walls with tiled splash back, ceramic tiled flooring, a range of wall and base units with complementary work surface housing a bowl and a half stainless steel sink/drainage unit with mixer tap, integrated appliance to include 5 ring range style gas hob with electric fan oven, chrome chimney style extractor above, dishwasher, fridge and freezer, eye level oven and grill, alcove for american fridge freezer, space for table and chairs, breakfast bar area with drawer storage to the opposite side, alcove for television, doors leading off to utility and bathroom, two Upvc double glazed windows to the front and one to the side, Upvc obscured glazed door to the rear garden, two radiators.

Utility Room 6'6" x 4' (1.98m x 1.22m)



Skimmed ceiling with down lighting, skimmed walls, ceramic tiled flooring, base unit with space and plumbing beneath for automatic washing machine, integrated freezer, ample shelving.

Bathroom 6'11" x 5'9" (2.11m x 1.75m)

Skimmed ceiling with spot lighting, tiled walls with extractor, tiled flooring, three piece suite comprising vanity wash hand basin, low level W.C. and panelled bath with combi shower over, glazed privacy screen, double doors to an airing cupboard with lighting, shelving and radiator (4'4" x 2'10"), Upvc double glazed windows to the side and rear.

First Floor

Landing 13'1" x 2'10" (3.99m x 0.86m)



Coved and skimmed ceiling with down lighting, skimmed walls, laminate flooring, Upvc double glazed window to the side, radiator, white panelled doors leading off to:-

Bedroom One 15'2" x 10'1" (4.62m x 3.07m)



Coved and skimmed ceiling, skimmed walls with feature papered wall, laminate flooring, Upvc double glazed Bay window to the front, radiator.

Bedroom Two 11'4" x 10'11" (3.45m x 3.33m)



Coved and skimmed ceiling, skimmed walls with feature papered wall, laminate flooring, Upvc double glazed window to the front, radiator.

Bedroom Three 9'1" x 8'2" (2.77m x 2.49m)



Coved and skimmed ceiling with loft access via a pull down ladder, fully boarded and insulated with power and lighting, skimmed walls with feature papered wall, laminate flooring, louvre door to a built in storage cupboard housing the combination gas boiler, Upvc double glazed window to the rear, radiator.

Shower Room 6'11" x 5'4" (2.11m x 1.63m)



Skimmed ceiling with spot lighting, tiled walls,

ceramic tiled flooring, three piece suite comprising wash hand basin with pedestal, low level W.C. and shower cubicle with combi shower, Upvc obscured glazed window to the rear, chrome heated towel rail.

Outside

Front Garden

Via double wrought iron gates, well maintained front garden bordered with mature trees, plants and shrubs, enclosed with brick wall and wrought iron railings, driveway parking for 3 cars to the side leading to a double tandem garage, wooden pedestrian gate with side panel giving access to the rear garden, steps leading up to the property entrance with canopy above and outside lighting.

Tandem Double Garage 26'9" x 11'2" (8.15m x 3.40m)

Electric roller shutter doors to the front and rear, ample power points and lighting, two Upvc double glazed windows to the side, two radiators.

Rear Garden

Wooden pedestrian gate with side panel to the driveway, pathway and steps leading up to the property rear entrance into the kitchen, centre pathway leading down to the rear of the garden, Upvc double French doors (side pedestrian entrance) leading to the Garage with patio area and garden laid to lawn behind, a well maintained garden to the opposite side laid to lawn, bordered with mature trees, plants and shrubs. A stepping stone pathway leads to a two storey childrens wooden summerhouse. To the rear of the garden is a Large workshop/Store.

Summerhouse 9'6" x 9'6" (without balcony) (2.90m x 2.90m (without balcony))

Wooden veranda with ballustrade, wooden door with window leading in, papered ceiling, skimmed walls with feature papered wall, fitted carpet, two windows to the front, two windows to the sides, wooden staircase leading up to the first floor with beamed ceiling, windows to the front and rear, power and lighting.

Workshop/Store 32'6" x 14'11" (9.91m x 4.55m)

Via double Upvc double glazed doors, two Upvc double glazed windows to the front, ample power points and lighting, a range of base units with spot lighting to the workshop side, storage and shelving to the store area.

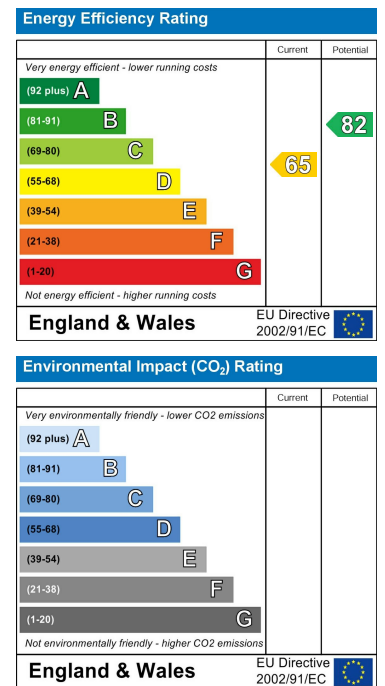
Floor Plan



Area Map



Energy Efficiency Graph



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