



## **33 Ffynon Y Maen, Bridgend, CF33 6JE**

**£154,500**

We are pleased to offer for sale this well presented, two bedroom mid link property, situated on the popular Hazel Grove estate in Pyle. Conveniently situated close to all local amenities including rail and bus links and within easy access to Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hallway, lounge and a kitchen to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from gas central via combination boiler, uPVC double glazing throughout, a front garden with off-road parking for one vehicle and an enclosed rear garden.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = C.

Council Tax Band = B.

## Ground Floor

### Entrance Hallway

Entry via a composite front door, textured ceiling, skimmed walls, tiled flooring, radiator, opening to:-

### Kitchen 8'2" x 7'10" (2.5 x 2.4)

Textured ceiling, skimmed and tiled walls, a range of base and wall units with a complementary work surface housing a sink/drainage, integrated appliances to include an oven and a four ring hob with chrome chimney style extractor above, space for fridge freezer, space and plumbing for a washing machine, uPVC double glazed window to the front.

### Lounge 17'4" x 11'9" (5.3 x 3.6)

Textured and coved ceiling, skimmed walls with dado rail, fitted carpet, two radiators, uPVC double glazed sliding French doors to the rear garden, carpeted stairs to the first floor

## First Floor

### Landing

Textured ceiling with loft access, skimmed walls with dado rail, fitted carpet, three doors off:-

### Bedroom One 11'9" x 8'6" (3.6 x 2.6)

Textured ceiling, skimmed walls with dado rail, fitted carpet, radiator, built-in wardrobes over stairwell, uPVC double glazed window to the rear.

### Bedroom Two 10'5" x 6'6" (3.2 x 2.00)

Textured ceiling, skimmed walls, fitted carpet, fitted carpet, radiator, uPVC double glazed window to the front, storage cupboard.

### Family Bathroom 7'10" x 4'11" (2.4 x 1.5 )

Textured ceiling, skimmed and tiled walls, tiled flooring, radiator, three piece suite comprising of a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

## Outside

### Front

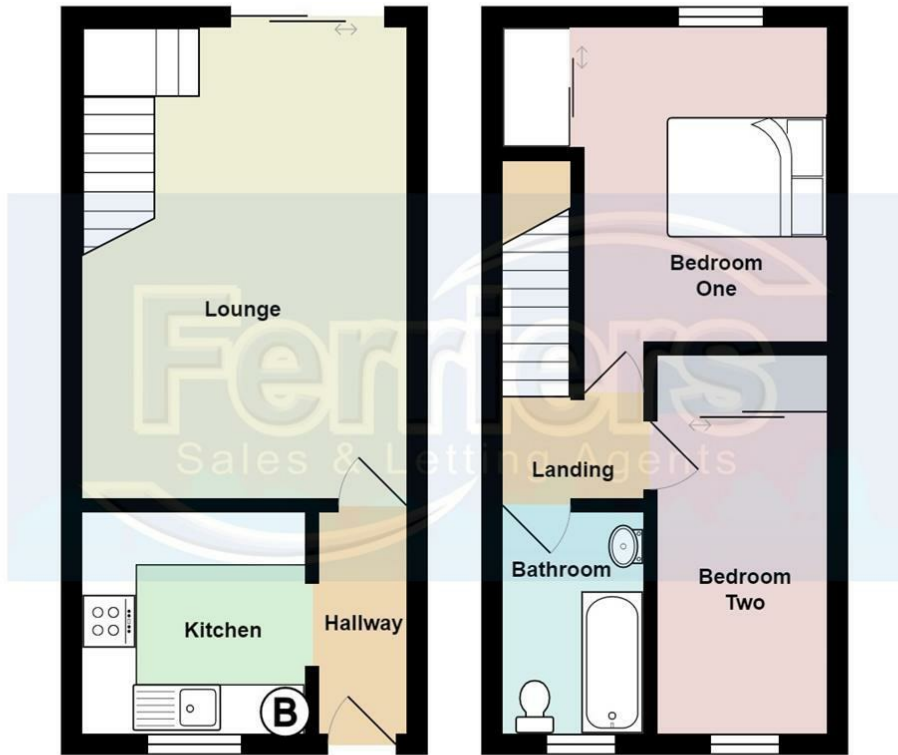
Off-road parking for one vehicle.

### Rear Garden

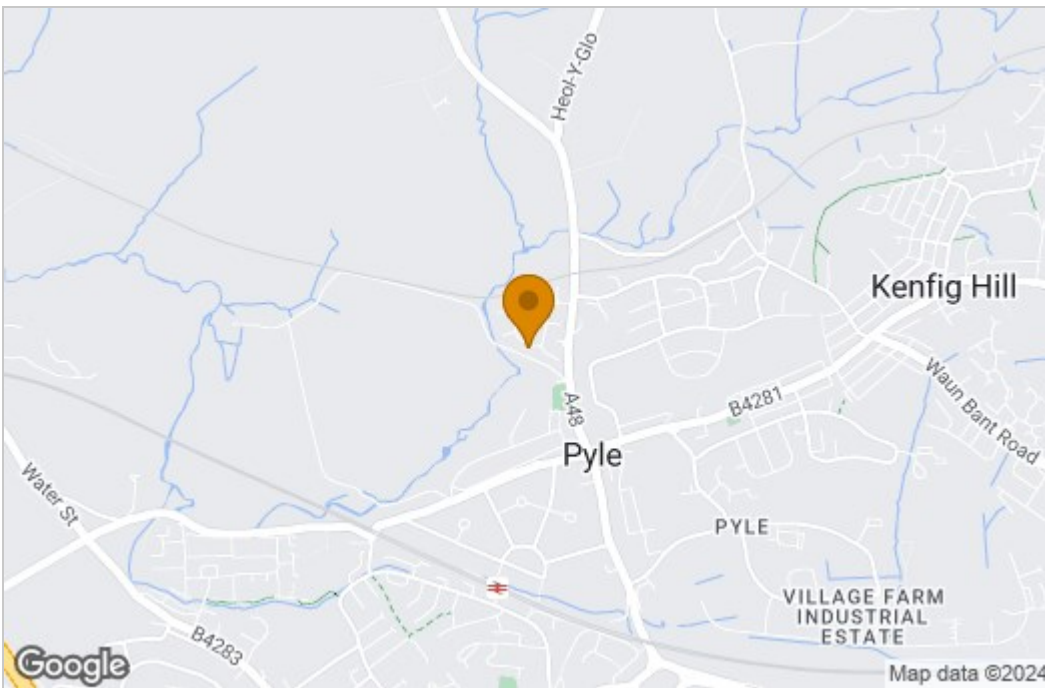
Area laid to artificial turf, further area laid with decorative slate, bordered with wood panel fencing.



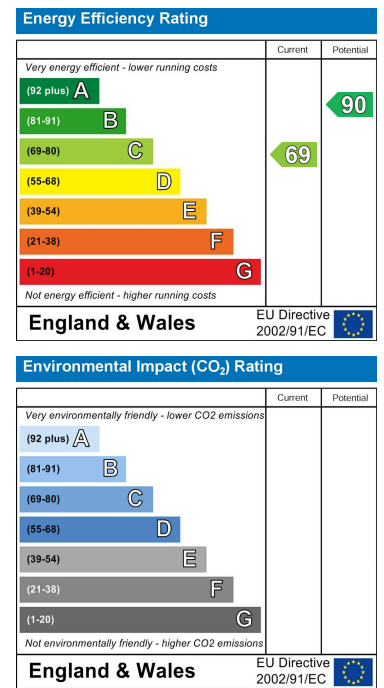
# Floor Plan



# Area Map



# Energy Efficiency Graph



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