



15 Ffordd-Y-Mynach, Bridgend, CF33 6HT

£160,000

Ferriers Estate Agents are pleased to offer for sale this three bedroom, semi-detached property situated in Pyle. Close to all local amenities, within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hallway, reception room and an open plan kitchen / diner to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, off-road parking to the front for 1-2 vehicles and a larger than average, enclosed rear garden with outbuilding and fish pond. The property is in need of modernisation throughout and is being sold with no on-going chain!

PLEASE NOTE: THIS PROPERTY IS OF NON-STANDARD CONSTRUCTION

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

EPC Rating = D

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, papered walls, wood effect laminate flooring, radiator, under stairs storage cupboard, door into the kitchen/diner, door into:-

Reception Room 15'1" x 9'0" (4.61 x 2.75)



Papered ceiling, papered walls, fitted carpet, radiator, coal effect electric fire sitting on a tiled hearth with wooden mantel above, uPVC double glazed window to the front.

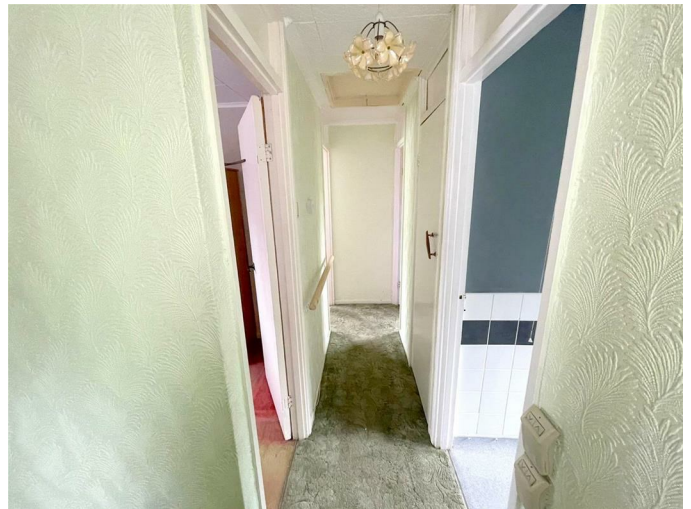
Open Plan Kitchen / Diner 21'4" x 10'2" (6.51 x 3.11)



Textured ceiling, a mixture of textured, papered and tiled walls, wood effect laminate flooring to kitchen area, fitted carpet to dining area, two radiators, a range of base units with a complementary work surface housing a stainless steel sink/drainage, space for a cooker and a fridge/freezer, space and plumbing for a washing machine, electric pebble fireplace in dining area sitting on a tiled hearth with wooden mantel over, two uPVC double glazed windows to the rear, uPVC double glazed door to the side.

First Floor

Landing



Polystyrene tiled ceiling with loft access, papered walls, fitted carpet, storage cupboard housing the gas combination boiler, uPVC double glazed window with obscured glass to the side, four doors off:-

Bedroom One 13'1" x 9'7" (3.99 x 2.93)



Polystyrene tiled and coved ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

Bedroom Two 11'7" x 9'9" (3.54 x 2.98)



Polystyrene tiled and coved ceiling, papered walls with dado rail, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 8'6" x 6'4" (2.60 x 1.94)



Polystyrene tiled and coved ceiling, papered walls, fitted carpet, radiator, shelving over the stairwell, uPVC double glazed window to the front.

Shower Room 7'10" x 5'6" (2.40 x 1.68)



Textured ceiling, papered and tiled walls, vinyl flooring, radiator, three piece suite comprising a walk-in shower cubicle, wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Opening onto a driveway suitable for 1-2 vehicles, concrete pathway and steps to the side pathway with handrail giving access to the rear garden.

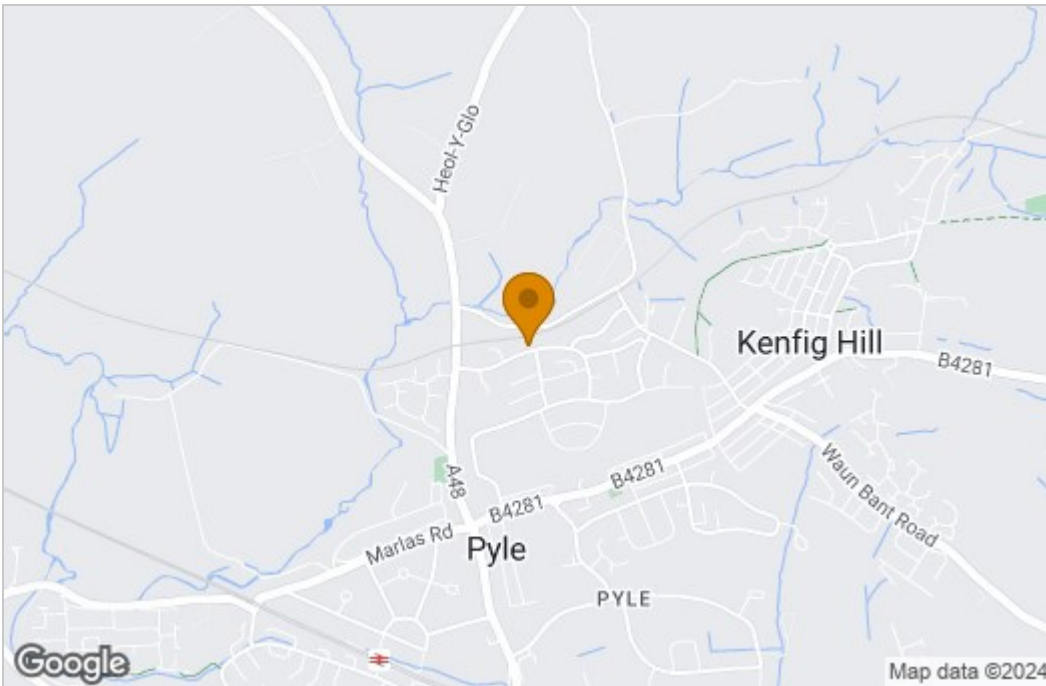
Rear Garden



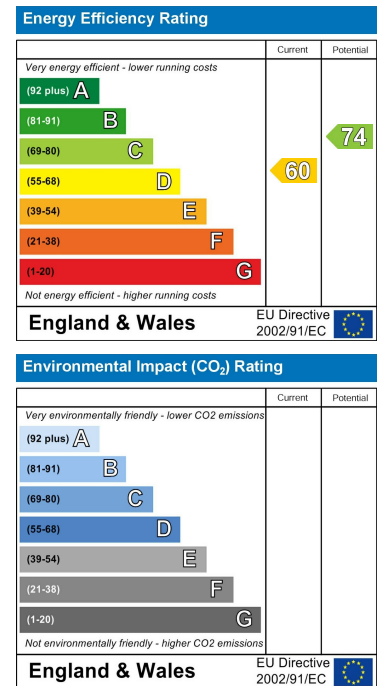
Area laid to concrete, further area laid to patio, outbuilding with three rooms - two suitable for storage and one with a W.C., fishing pond, pathway leading to large area laid to lawn, bordered with block walls and plants and shrubs. Garden is in need of attention.

Floor Plan

Area Map



Energy Efficiency Graph



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