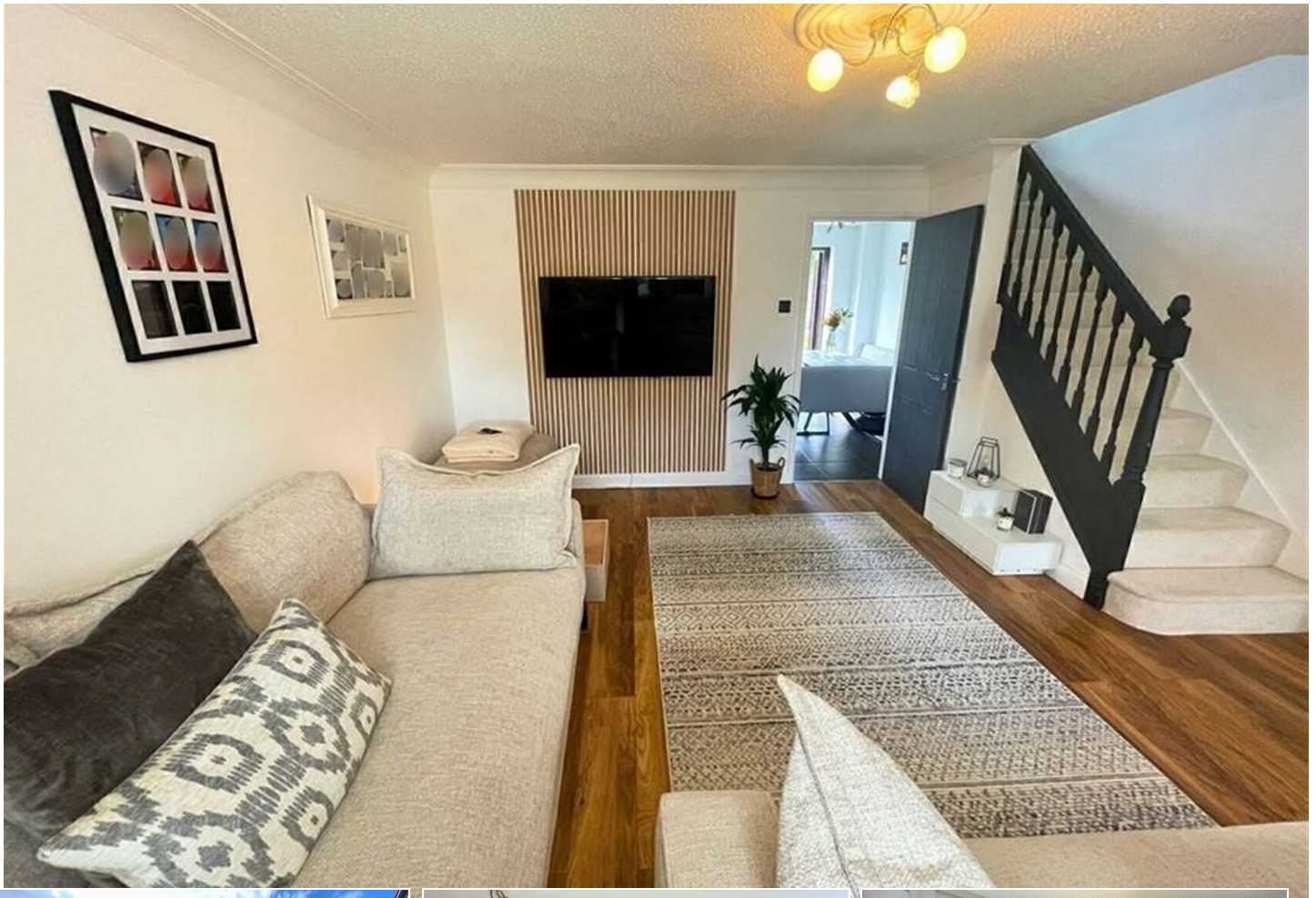




41 Ffynon Y Maen, Pyle, CF33 6JE

£240,000

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom semi-detached property, situated in the sought after Hazel Grove development in Pyle. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hall, cloakroom, lounge and a kitchen/diner to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, open plan front garden with a driveway for two cars leading to a single garage and a south facing rear garden.

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

EPC Rating = D.

Council Tax Band = D.

Ground Floor

Entrance Hall 5'7" x 3'3" (1.70m x 0.99m)



Entry via a uPVC double glazed front door, textured ceiling, skimmed walls, mosaic tiled flooring, radiator, door into the lounge, door into:-

Cloakroom 5' x 2'6" (1.52m x 0.76m)



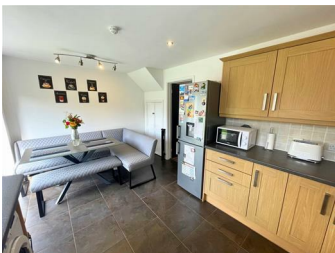
Textured ceiling, half skimmed and half tiled walls, mosaic tiled flooring, radiator, two piece suite comprising corner wash hand basin and low level W.C., uPVC double glazed window with obscured glass to the front.

Lounge 14'11" x 14'8" (4.55m x 4.47m)



Textured and coved ceiling with centre rose, skimmed walls with feature wood panelling, wood effect laminate flooring, two radiators, carpeted staircase leading to the first floor, uPVC double glazed window to the front, door into:-

Kitchen/Diner 14'8" x 10'10" (4.47m x 3.30m)



Kitchen Area



Skimmed ceiling with spotlights, 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/drainer with mixer tap, integrated 4 ring gas hob with electric oven and extractor above, plumbed for automatic washing machine, space for fridge/freezer, Upvc double glazed window to the rear.

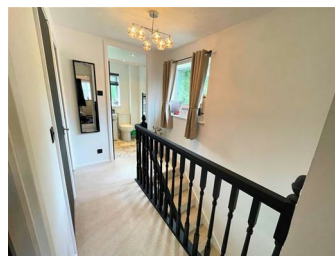
Dining Area



Skimmed ceiling with spotlights, skimmed walls, ceramic tiled flooring, double louvre doors to an under stair storage cupboard, radiator, uPVC double glazed French doors providing access into the rear garden.

First Floor

Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, airing cupboard housing the combination gas boiler, uPVC double glazed window to the side, four doors off:-

Bedroom One 11'10" x 8'2" (excluding wardrobes)
(3.61m x 2.49m (excluding wardrobes))



Textured ceiling, skimmed walls with feature papered wall, fitted carpet, radiator, triple door sliding wardrobes with mirrored centre, uPVC double glazed window to the front.

Bedroom Two 11'3" x 8'1" (3.43m x 2.46m)



Textured ceiling, skimmed walls with feature papered wall, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 9' x 6'5" (2.74m x 1.96m)



Textured ceiling, skimmed walls, fitted carpet, radiator, built-in storage cupboard with hanging rail, shelving and carpet, uPVC double glazed window to the front.

Bathroom 6'5" x 5'6" (1.96m x 1.68m)



Skimmed ceiling with spotlights, skimmed and tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a panel bath with combi shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Open plan garden laid to lawn with driveway for two cars leading to a single garage, wooden pedestrian gate to the side giving access to the rear garden, paved area leading to the property entrance.

Garage 16'7" x 8'8" (5.05m x 2.64m)

Single garage, power and lighting, up and over door to the front driveway, wooden half glazed door to the rear garden.

Rear Garden



Enclosed garden with wood panelled fencing, garden laid to lawn with bark border to the side, slate chipping and concrete areas to the rear, asphalt area to the front extending to the side giving access to the front via a wooden pedestrian gate, half glazed wooden door into the garage.

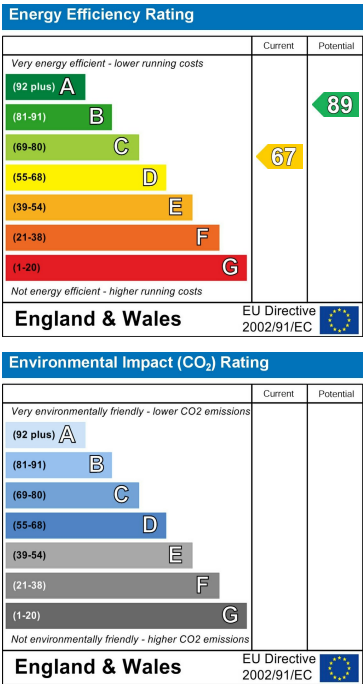
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.