



### 33 Heol Tegfryn, Pyle, CF33 6LN

**£199,950**

Ferriers Estate Agents are pleased to offer for sale this three bedroom, semi-detached property, conveniently situated close to all local amenities in Pyle. Within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hall, two reception rooms, kitchen / diner, utility room and a shower room 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 and good sized front, side & rear gardens with potential for off-road parking.

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

EPC Rating = C.

Council Tax Band = B.



## Ground Floor

### Entrance Hall 14' x 6' (4.27m x 1.83m)



Via a Upvc obscured glazed door with matching side panel, coved and papered ceiling, papered walls, fitted carpet, carpeted staircase leading to the first floor, radiator, under stair storage cupboard, wooden panelled door into:-

### Reception Room Two 12'9" x 10'0" (3.89 x 3.05)



Skimmed ceiling, skimmed walls with feature papered wall, wood effect laminate flooring, radiator, feature wooden fire surround housing an electric coal effect fire with marble back and hearth, uPVC double glazed window to the front, double glazed sliding doors into:-

### Reception Room One 12'9" x 10'11" (3.90 x 3.33)



Skimmed ceiling, skimmed walls with feature papered wall, wood effect laminate flooring, radiator, feature open fireplace, door into the utility room, double glazed French doors into:-

### Kitchen / Diner 16'2" x 10'10" (4.95 x 3.31)



Skimmed ceiling with spotlights and roof lights,

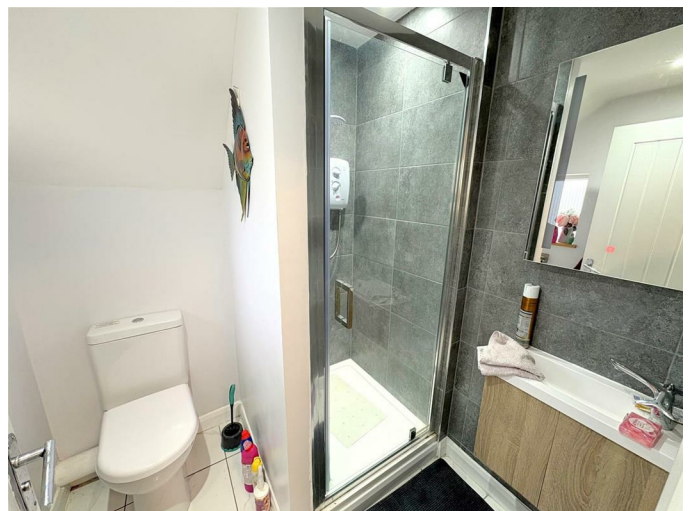
skimmed walls, tiled flooring, radiator, a range of wall mounted and base units with complementary work surface housing one and a half bowl stainless steel sink/drainers with mixer tap, integrated appliances include an oven, microwave, fridge/freezer, an additional under counter fridge/freezer and an induction hob with built-in extractor above, breakfast bar with pendant lights above, space and plumbing for a washing machine, space for a dining table, uPVC double glazed window to the rear, uPVC double glazed French doors to the rear providing access into the rear garden.

### Utility Room 6'2" x 5'1" (1.88 x 1.55)



Skimmed ceiling, skimmed walls, tiled flooring, radiator, a range of base units with a complementary work surface housing a one and a half bowl stainless steel sink/drainers with mixer tap, space and plumbing for a washing machine, uPVC double glazed door to the side, door into:-

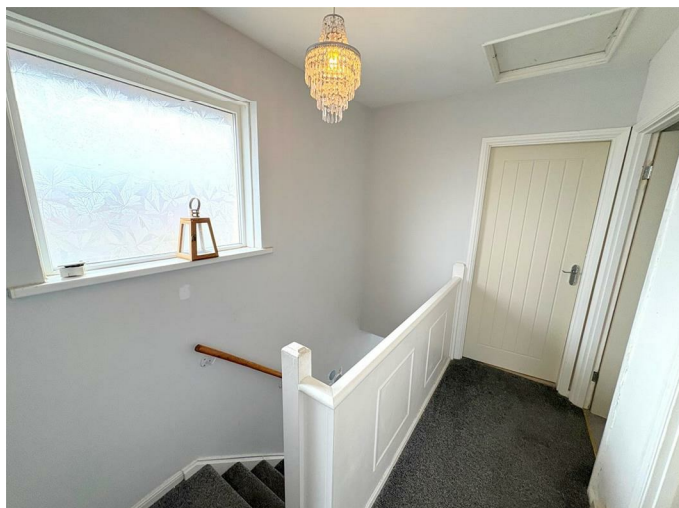
### Shower Room 5'11" x 5'6" (1.82 x 1.69)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, heated towel rail, three piece suite comprising a shower enclosure, wall mounted wash hand basin and a low level W.C., wall mounted vanity mirror, uPVC double glazed window with obscured glass to the side.

## First Floor

### Landing



Skimmed ceiling with loft access, skimmed and papered walls, fitted carpet, uPVC double glazed window with obscured glass to the side, four doors off:-

### Bedroom One 11'11" x 11'2" (3.65 x 3.41)



Textured and coved ceiling, papered walls, fitted carpet, radiator, airing cupboard housing the combination gas boiler, uPVC double glazed window to the rear.

### Bedroom Two 11'0" x 9'5" (3.36 x 2.89)



Skimmed and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

### Bedroom Three 9'5" x 7'8" (2.88 x 2.34)



Papered and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

### Shower Room 6'5" x 5'10" (1.96 x 1.79)



Skimmed ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a double shower cubicle, pedestal wash hand basin and a low level W.C., wall mounted mirrored cabinet, uPVC double glazed window with obscured glass to the rear.

## Outside

### Front Garden`



Via a wrought iron gate with steps and pathway leading to side garden, outer building and property entrance, tiled steps leading up to the front door, garden laid to lawn with hedging, mature plants and shrubs, enclosed concrete area to the side of pathway.

## Side Garden



Via wrought iron gate with pathway leading up the side, garden laid to lawn with mature trees, concrete area to the top, bordered with wood panelled dwarf fencing, block built outbuilding suitable for storage.

## Rear Garden



Centre paved pathway, paved patio area, garden laid to lawn, concrete seating area, garden area to the side, enclosed with wood panelled fencing and hedging.



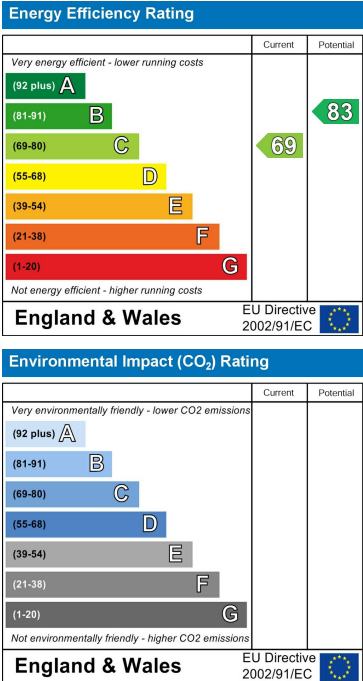
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.